



17 TUDOR OAKS, BALLYMONEY, BT53 6RH



- SEMI DETACHED
- OIL HEATING
- DETACHED GARAGE
- 3 BEDROOMS
- EXCELLENT CONDITION
- 2 BATHROOMS

OFFERS OVER £127,500

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54	58	69
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



This semi-detached property could rival any new build on the local market. It has been continuously updated and meticulously kept by its current owner. Three good sized bedrooms, a fitted kitchen, new bathroom and ensuite are all found within. A well-manicured garden to the front, a low maintenance rear garden and garage are found externally.

Early internal inspection is a must.

FEATURES

Property Extends to 1226 sqft

Three bedrooms (1 with ensuite), Living room, kitchen / dining room, utility room, bathroom

Stunning internal and external condition

Bathroom, ensuite and kitchen fitted in 2017

Detached garage

Walking distance to the town centre of Ballymoney.

Only a few minutes' drive from the A2 (main route to Belfast and / or the Causeway Coast)

Double glazing windows in uPVC frames

Oil fired central heating system (condensing boiler fitted in 2016)

(028) 7034 4433

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ACCOMMODATION

ENTRANCE HALL

uPVC front door, tiled floor, telephone point, under stairs storage cupboard.

LIVING ROOM(4.8m x 3.9m)

Open fire with tiled hearth and wood surround. Laminate wood floor, television point.

KITCHEN / DINING ROOM(4.2m x 3.6m)

Eye and low level storage units in a high gloss finish with granite worktop. Integrated fridge freezer, dishwasher, oven and hob. Tiled floor.

UTILITY ROOM(3.3m x 1.7m)

Low level storage units with plumbing and space for washing machine. Stainless steel sink and drainer unit, access to rear garden

FIRST FLOOR

Carpeted hall, hotpress and storage cupboard, access to attic.

BEDROOM 1(3.5m x 3.5m)

Double room to rear with laminate wood floor. Ensuite comprising a low flush WC, shower cubicle with electric shower, vanity unit and wash hand basin, Tiled floor and fully tiled walls

BEDROOM 2(3.8m x 3.4m)

Double room to front with laminate wood floor

BEDROOM 3(2.7m x 2.7m) – Measurements at widest points.

Single room to front with laminate wood floor and storage cupboard.

BATHROOM

Tiled floor and fully tiled walls. Panel bath with electric shower over, vanity unit and wash hand basin, low flush WC.





Regulated by RICS



EXTERNAL FEATURES

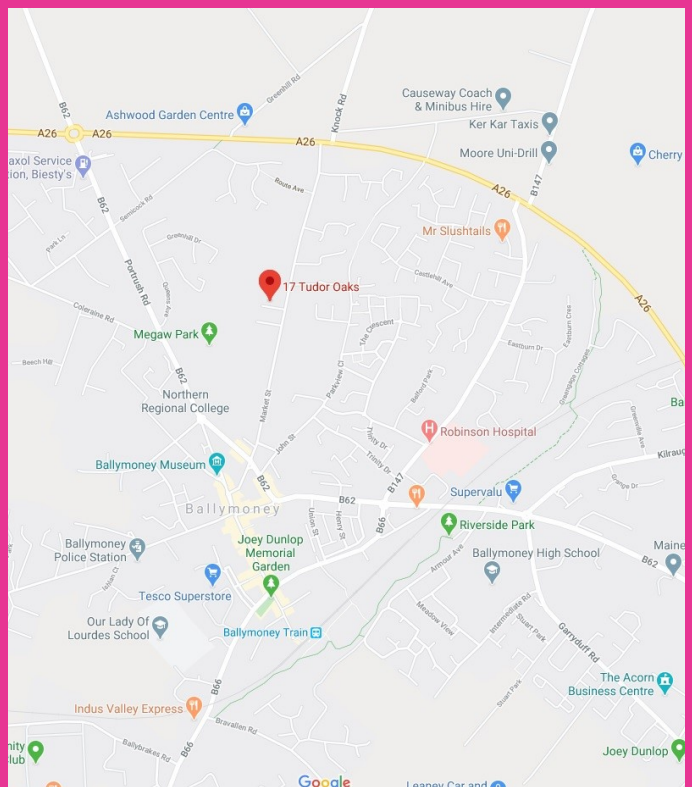
DETACHED GARAGE (5.5m x 3.4m)

Front garden in lawn with raised flowerbeds
Tarmacked driveway to front and side
Enclosed rear garden in paved patio
Flowerbeds and wood panel fence as border to rear

ADDITIONAL INFORMATION

TENURE: Tenure

ANNUAL RATES:TBC



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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