



## 26 Sandhurst Manor

Galgorm, Ballymena, BT42 1FG

Offers Around £185,000

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Alarm panel.

#### LOUNGE

Focal point multi-fuel burning stove in Inglenook style recess on granite hearth. Wood laminate floor covering.

#### KITCHEN WITH INFORMAL DINING AREA

Modern fitted kitchen with high and low level storage units and contrasting work surfaces. Matching upstands. Integrated appliances to include fridge freezer, 4 ring electric hob and oven with stainless steel extractor canopy over. Space for washing machine and dishwasher. Stainless steel 1.5 bowl sink unit. Glazed splashback to hob. Matching island unit with breakfast bar area. Access to store. PVC double glazed French doors to rear garden. Tiled floor.

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising pedestal wash hand basin and WC. Tiled floor.

### FIRST FLOOR

#### LANDING

Access to hot press and floor roof space via slingsby style ladder.

#### PRINCIPAL BEDROOM

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, pedestal wash hand basin and WC. Fully tiled walls and tiled floor.

#### BEDROOM 2

Wood laminate floor covering.

#### BEDROOM 3

Wood laminate floor covering. Access to store.

#### FAMILY BATHROOM

Modern fitted four piece suite comprising shower cubicle with electric shower over, panelled bath, pedestal wash hand basin and WC. Fully tiled walls to shower and tiled floor.

#### EXTERNAL

Front garden in lawn.

Private driveway finished in tarmac.

Secluded, south facing rear garden in lawn with patio area and raised flower beds.

Outside tap and light.

#### DETACHED GARAGE

Roller shutter door. Separate PVC double glazed service door. Oil fired central heating boiler. Power and light.





Road Map



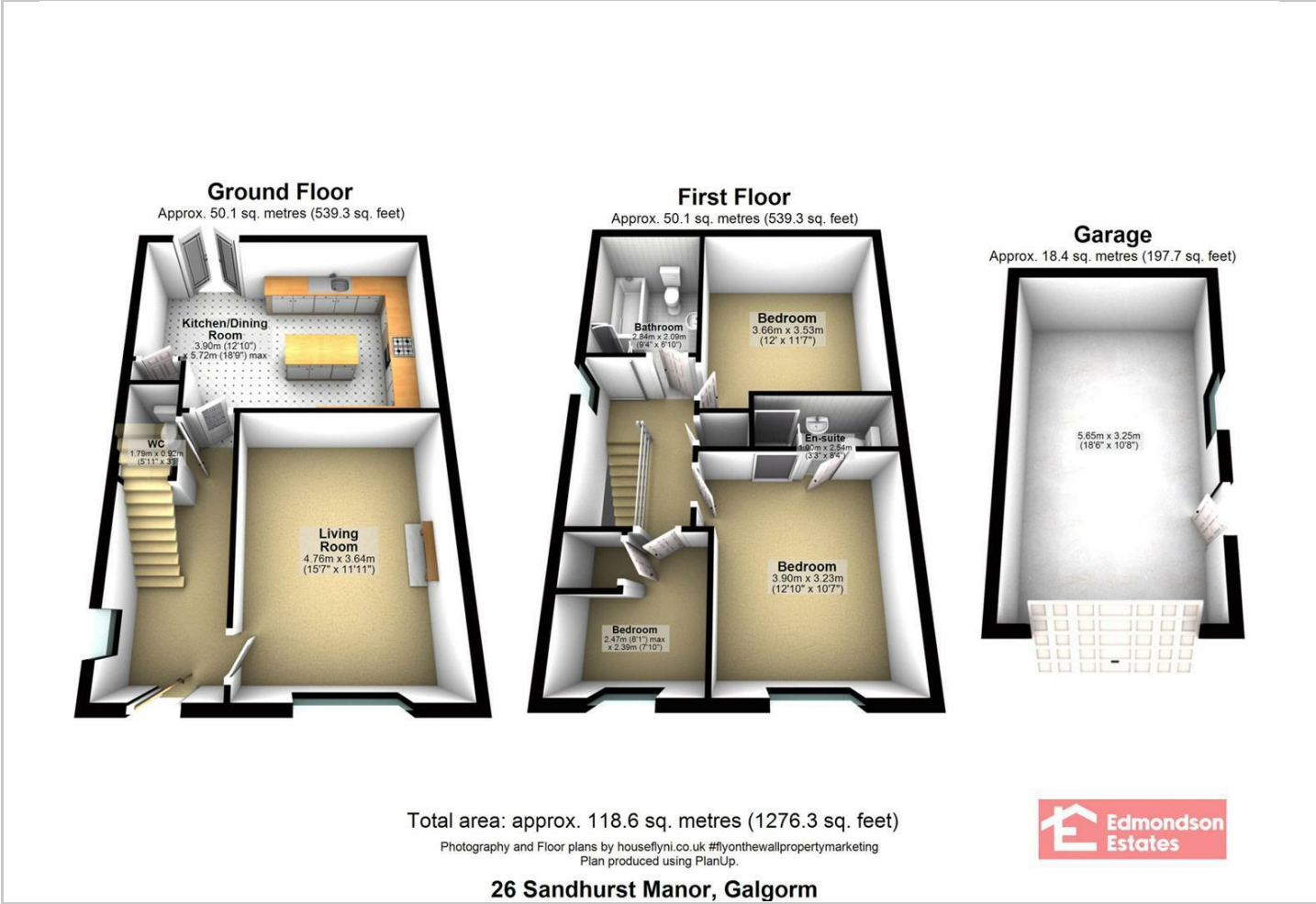
Hybrid Map



Terrain Map



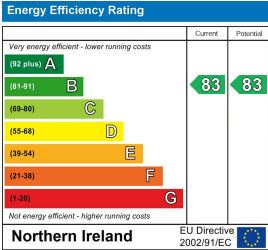
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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