



## 6 Fairyhill

Ballymena, BT42 1FH

Offers Around £154,950





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## ACCOMMODATION

### ENTRANCE PORCH

PVC double glazed front door. Internal glazed hardwood door to lounge.

### LOUNGE

13'9 x 11'9 (4.19m x 3.58m )

widest points. Focal point fireplace with tiled surround and hearth. Wood laminate floor covering.

### KITCHEN WITH INFORMAL DINING AREA

12'4 x 11'9 (3.76m x 3.58m)

Modern kitchen with high and low level storage units and contrasting work surfaces. Cooker with extractor fan over. Stainless steel sink unit. Part tiled walls.

### UTILITY ROOM

7'4 x 6'9 (2.24m x 2.06m)

Matching low level units and work surface to kitchen. Stainless steel sink unit. Space for fridge freezer. Space and plumbing for washing machine and tumble dryer. PCD double glazed back door.

### REAR HALL

Wood laminate floor covering. Access to roof space.

### BEDROOM 1

11'5 x 9'9 (3.48m x 2.97m)

Wood laminate floor covering.

### BEDROOM 2

11'5 x 8'9 (3.48m x 2.67m)

### SHOWER ROOM

Modern fitted three piece suite comprising shower

cubicle with electric shower over, pedestal wash hand basin and WC. Access to hot press. Fully tiled walls to shower.

### EXTERNAL

Low maintenance front garden in decorative stone.

Private driveway in tarmac.

South facing, fully enclosed rear garden in lawn with patio area.

PVC fascia and rainwater goods.

Outside tap and lighting.

### DETACHED GARAGE

19'2 x 11'11 (5.84m x 3.63m)

Roller shutter door.

Separate hardwood service door to garden.

Oil fired central heating boiler.

Power and light.







Road Map



Hybrid Map



Terrain Map



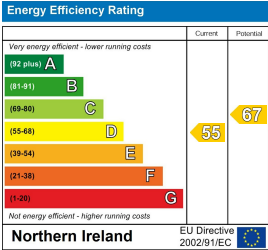
Floor Plan



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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