



## 35 The Nursery

Cushendall Road, Ballymena, BT43 6WL

Offers Around £159,950



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door with fan light over. Stairwell to first floor. Tiled floor.

#### LOUNGE

18'0 x 12'7 (5.49m x 3.84m)

widest points. Twin windows to front elevation.

#### KITCHEN WITH INFORMAL DINING AREA

16'3 x 9'1 (4.95m x 2.77m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting work surfaces. Integrated appliances to include fridge freezer, washing machine, and 4 ring electric hob and oven with stainless steel extractor canopy over. Stainless steel 1.5 bowl sink unit. PVC double glazed sliding patio doors. Part tiled walls and tiled floor.

#### FURNISHED CLOAKROOM

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

### FIRST FLOOR

#### LANDING

Access to floored roof space. Access to twin stores one with gas fired central heating boiler.

#### PRINCIPAL BEDROOM

12'0 x 12'10 (3.66m x 3.91m)

#### EN-SUITE

Modern fitted three piece suite comprising shower

cubicle with electric shower over, semi-pedestal wash hand basin and WC. Fully tiled walls to shower and tiled floor.

#### BEDROOM 2

12'10 x 11'6 (3.91m x 3.51m)

#### BEDROOM 3

7'9 x 7'5 (2.36m x 2.26m)

#### FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath, semi-pedestal wash hand basin and WC. Fully tiled walls to bath and tiled floor.

#### EXTERNAL

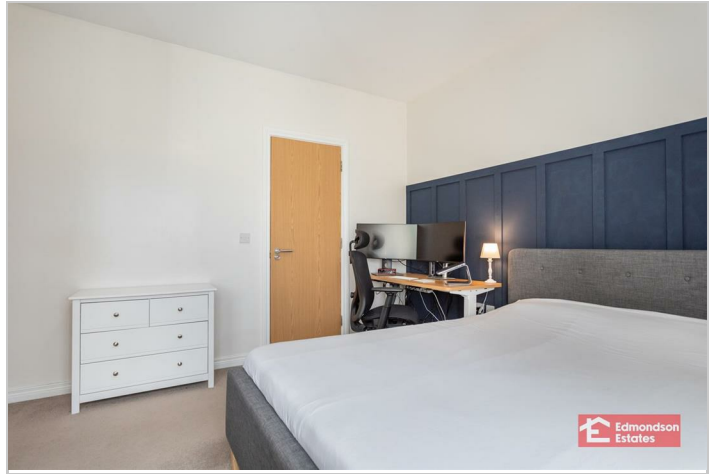
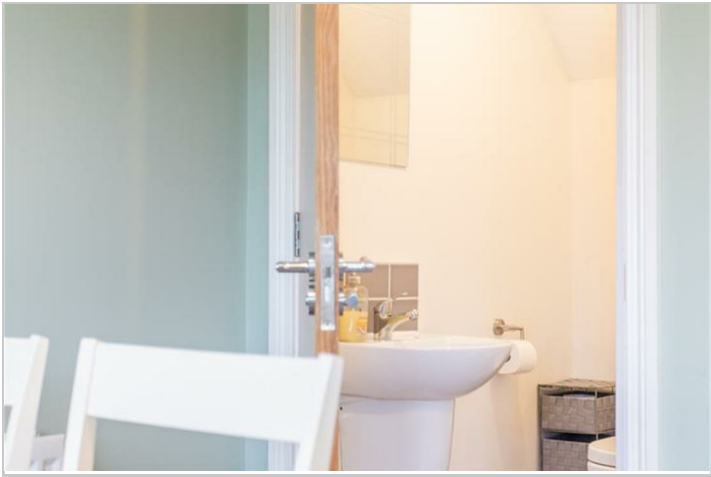
Private driveway to the front in tarmac.

Secluded rear garden in lawn with patio area in decorative stone.

PVC fascia and soffits.

Outside tap and lighting.







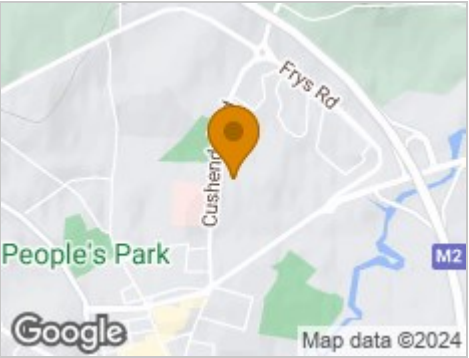
Road Map



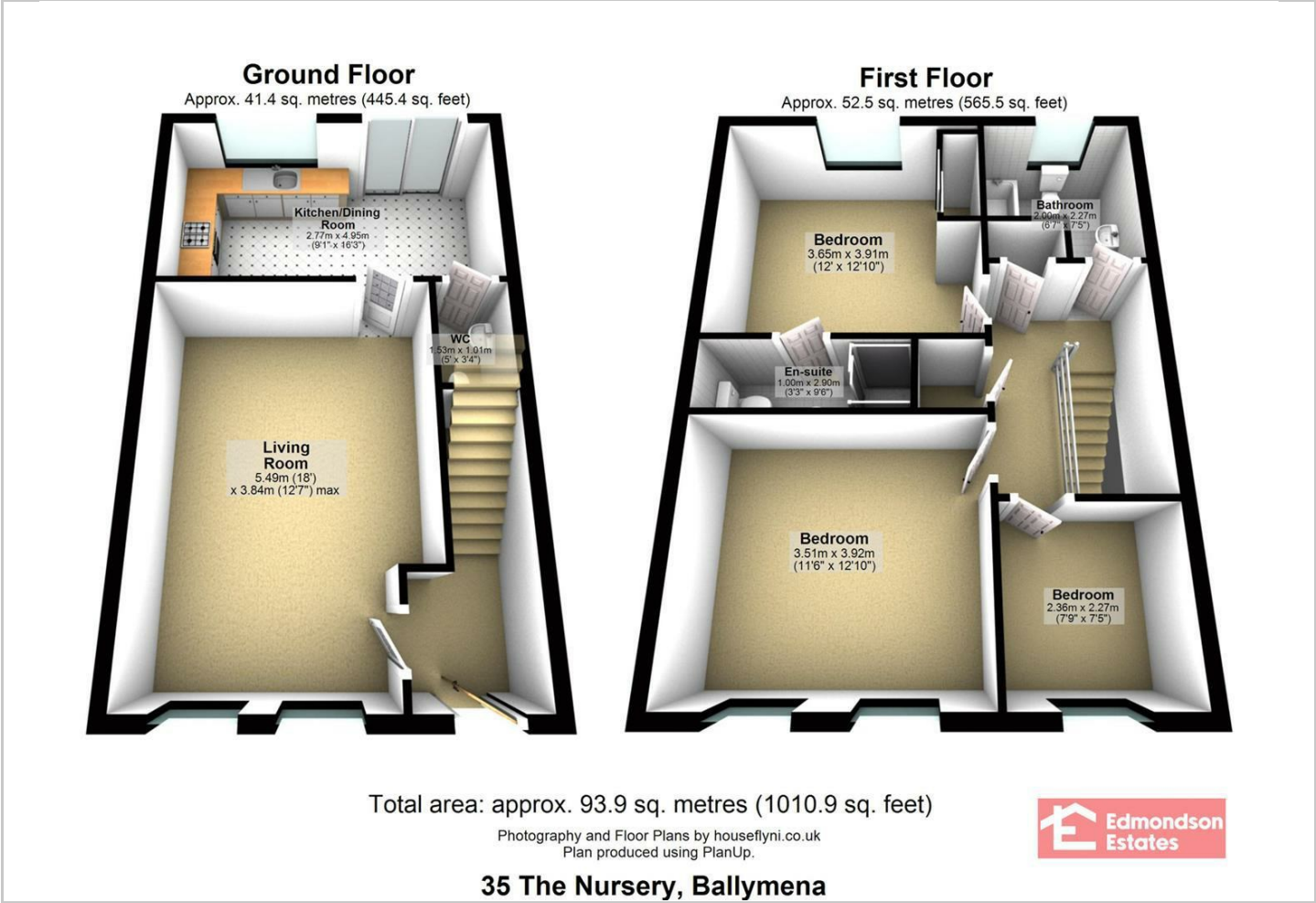
Hybrid Map



Terrain Map



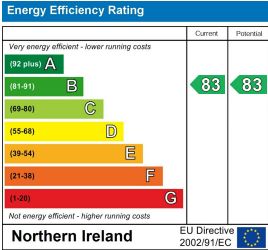
Floor Plan



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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