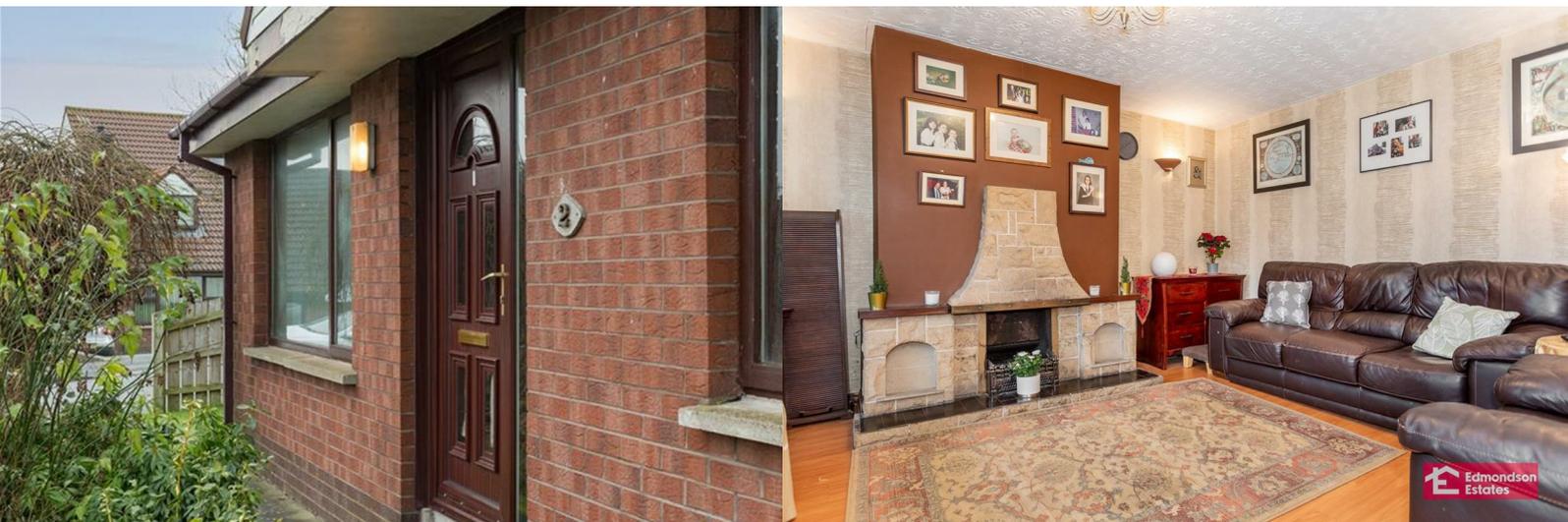




## 2 Meadow Close

Ballyclare, BT39 9XQ

Offers Around £174,950



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE

14'11 x 12'11 (4.55m x 3.94m)

Focal point open fire (with back boiler link up) with stone surround. Wood laminate floor covering.

#### BEDROOM 4/STUDY

11'7 x 11'0 (3.53m x 3.35m)

Access to built in store. Integrated storage/study furniture.

#### KITCHEN WITH INFORMAL DINING AREA

15'6 x 10'8 (4.72m x 3.25m)

Modern fitted kitchen with high and low level storage units and contrasting work surfaces. Cooker with 4 ring hob and extractor fan over. Space for fridge freezer. Stainless steel 1.5 bowl sink unit. Vinyl floor covering. Part tiled walls.

#### UTILITY ROOM

10'8 x 6'11 (3.25m x 2.11m)

High and low level storage units with contrasting work surface. Space for washing machine and tumble dryer. Internal door to garage. Hardwood double glazed rear door to garden. Wood laminate floor covering.

## INTEGRAL GARAGE

14'11 x 10'11 (4.55m x 3.33m)

Up and over door. Oil fired central heating boiler. Power and light.

## FAMILY ROOM

10'9 x 10'3 (3.28m x 3.13m)

## BATHROOM

Modern fitted three piece suite comprising shower cubicle with electric shower over, pedestal wash hand basin and WC. Part tiled walls and vinyl floor covering.

## FIRST FLOOR

### LANDING

Access to hot press and roof space. Velux window. Wood laminate floor covering.

### PRINCIPAL BEDROOM

14'3 x 11'4 (4.34m x 3.45m)

Built in wardrobe. Dual aspect windows.

### EN-SUITE

Modern fitted three piece suite comprising panelled corner bath, pedestal wash hand basin and WC. Part tiled walls. Velux window.

### BEDROOM 2

12'11 x 11'9 (3.94m x 3.58m)

Dual aspect windows. Built in wardrobe.

### BEDROOM 3

14'9 x 7'7 (4.50m x 2.31m)

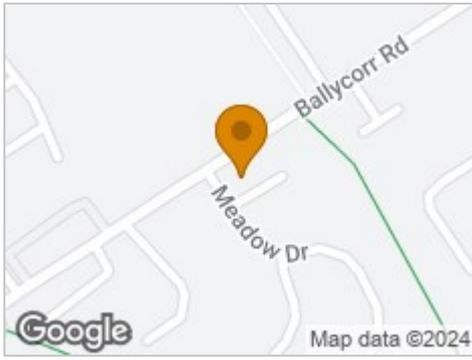
Velux window.

## EXTERNAL

Gardens to the front and side in lawn.  
Private driveway in brick pavior.  
Secluded rear garden in lawn with raised patio to  
the side enjoying south facing views.  
Outside tap and light.



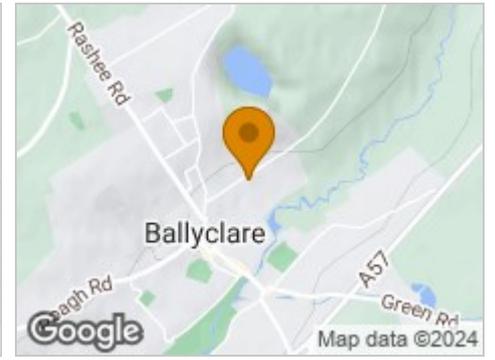
## Road Map



## Hybrid Map



## Terrain Map



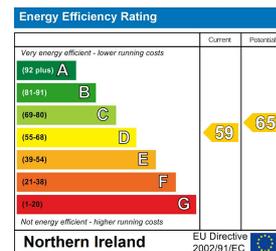
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.