



3 Moat Road

Ballymena, BT42 4BZ

Offers Around £75,000

C



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door. Solid wood flooring. Stairwell to first floor.

LOUNGE 17'8 x 12'0 (5.38m x 3.66m)

Solid wood flooring. Focal point fireplace. Dual aspect windows.

KITCHEN WITH INFORMAL DINING AREA 26'1 x 8'5 (7.95m x 2.57m)

widest points. Fitted high and low level storage units and work surface. Integrated hob, oven and extractor fan over. Stainless steel sink unit. Part tiled walls and solid wood flooring.

REAR HALL

Access to store. Tiled floor. Hardwood rear door to yard.

WC

Two piece suite comprising wash hand basin and WC. Tiled floor.

FIRST FLOOR

LANDING

Access to store.

BEDROOM 1 11'8 x 11'7 (3.56m x 3.53m)

Built in shower.

BEDROOM 2 10'6 x 10'0 (3.20m x 3.05m)

Wall to wall fitted wardrobes. Built in shower.

BEDROOM 3 9'3 x 7'5 (2.82m x 2.26m)

BATHROOM

Fitted three piece suite comprising panelled bath, pedestal wash hand basin and WC. Access to hot press with gas fired central heating boiler.

EXTERNAL

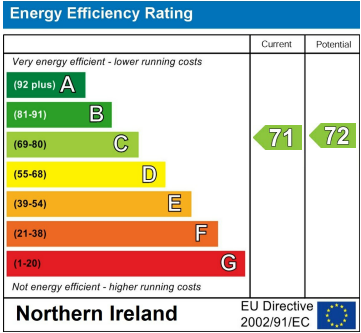
Low maintenance rear yard with entrance gates. Outside tap and lighting.



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.