



## 12 Braidwater Gardens

Broughshane, Ballymena, BT42 4LA

Offers Around £130,000



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door with side screen. Stairwell to first floor. Tiled floor.

#### LOUNGE

12'9 x 10'1 (3.89m x 3.07m)

plus bay. Box bay window. Low level storage.

#### KITCHEN WITH INFORMAL DINING AREA

12'10 x 10'10 (3.91m x 3.30m)

widest points. Modern fitted shaker style kitchen with high and low level storage units and worksurfaces. Space for fridge freezer and washing machine. Cooker with 4 ring electric hob and extract fan over. Access to store. PVC double glazed rear door. Part tiled walls and tiled floor.

#### FAMILY BATHROOM

Fitted three piece suite comprising panelled bath with electric shower over, wash hand basin and WC. Fully tiled walls and tiled floor.

### FIRST FLOOR

#### LANDING

Access to roof space with gas fired central heating boiler.

#### BEDROOM 1

12'10 x 10'10 (3.91m x 3.30m )

widest points.

#### BEDROOM 2

12'9 x 9'5 (3.89m x 2.87m)

Access to wardrobe.

#### BEDROOM 3

10'10 x 6'8 (3.30m x 2.03m)

#### EXTERNAL

Private driveway in tarmac.

Secure, low maintenance rear garden.

Access to outside store with space for tumble dryer.

Outside tap and lighting.





Road Map



Hybrid Map



Terrain Map



Floor Plan

### 12 Braidwater Gardens

**GROUND FLOOR**

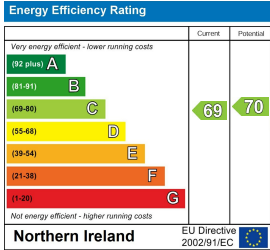
**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
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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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