



## 79 Toome Road

Ballymena, BT42 2BU

Offers Around £174,950



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

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

#### FURNISHED CLOAKROOM

Modern fitted 2 piece suite comprising vanity unit and WC. Tiled floor.

#### OPEN PLAN LOUNGE & DINING AREA

23'4 x 10'10 (7.11m x 3.30m)

Focal point wood burning stove in Inglenook style recess on slate hearth. Wood laminate floor covering. PVC double glazed doors to rear garden. Open aspect to kitchen.

#### KITCHEN

11'1 x 9'3 (3.38m x 2.82m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting work surfaces. Stainless steel sink unit. Space for fridge freezer and dishwasher. Integrated induction hob and oven with stainless steel extractor fan over. Hardwood double glazed rear door. Matching upstands to work surfaces. Tiled floor.

#### LEAN TO

7'9 x 4'7 (2.36m x 1.40m)

Glazed units and door to garden. Separate glazed door to driveway. Outside plug socket. Tiled floor.

### FIRST FLOOR

#### LANDING

Access to roof space.

#### BEDROOM 1

11'3 x 8'10 (3.43m x 2.69m)

Access to built in double wardrobe.

#### BEDROOM 2

14'10 x 9'7 (4.52m x 2.92m)

Access to built in double wardrobe.

#### BEDROOM 3

9'7 x 8'2 (2.92m x 2.49m)

Access to store with newly installed Worcester gas fired central heating boiler.

#### DELUXE FAMILY BATHROOM

Modern fitted three piece suite comprising 'P' shaped panelled bath with mains shower over, wash hand basin and WC. Fully panelled walls to shower and tiled floor. Access to store with space and plumbing for washing machine and tumble dryer.

#### EXTERNAL

Front garden in lawn.

Private driveway in tarmac.

Generous, private rear garden in lawn with paved patio area.

Outside tap and lighting.

#### DETACHED GARAGE

26'1 x 9'2 (7.95m x 2.79m)

Up and over door. Separate service door. Power and light.

Tel: 02825655733





Road Map



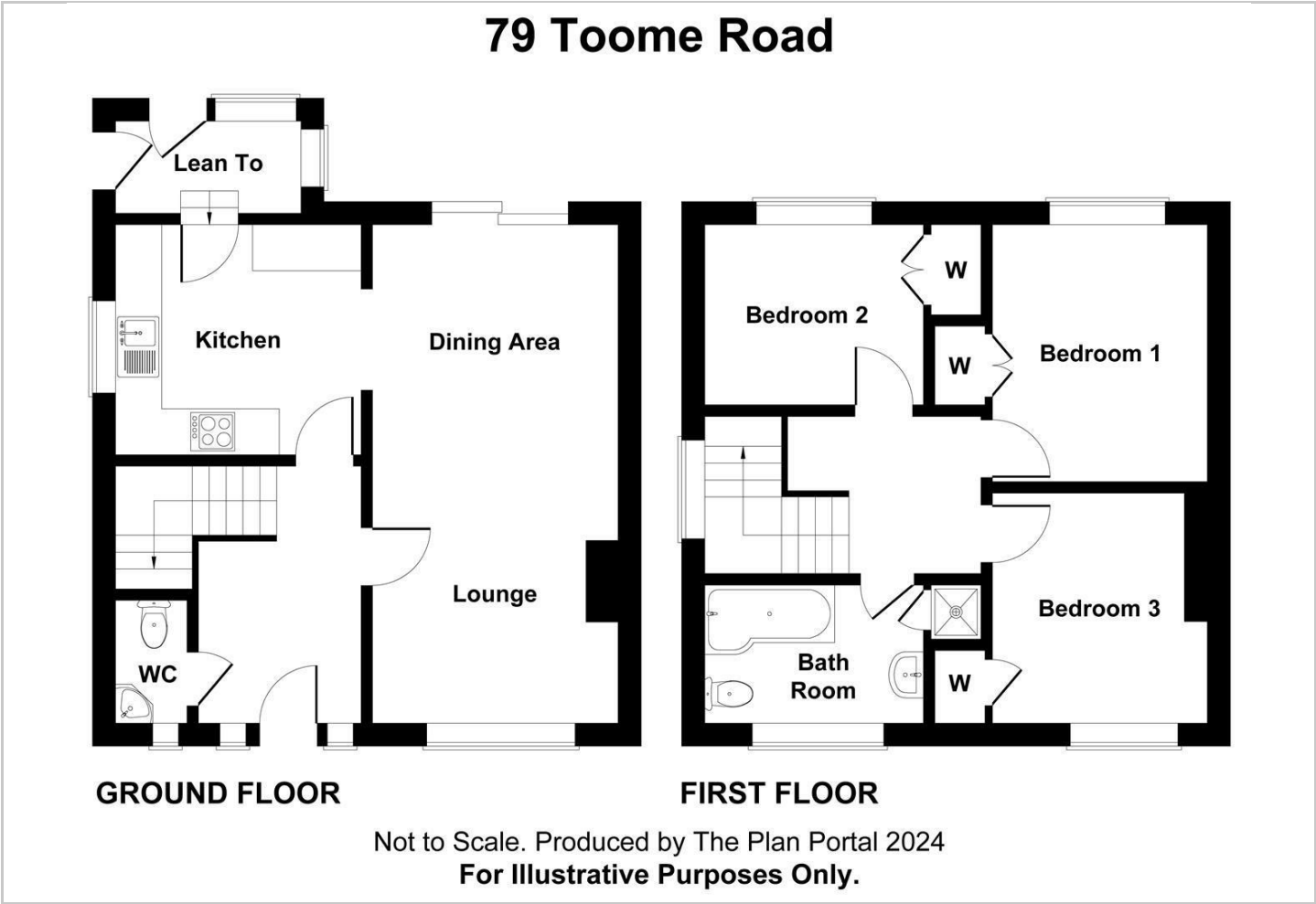
Hybrid Map



Terrain Map



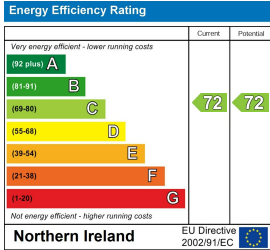
Floor Plan



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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