



## 209 Galgorm Road

Gracehill, Ballymena, BT42 1HU

Offers Around £450,000



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### ACCOMMODATION

#### GROUND FLOOR

##### Front Porch

Original tiled flooring and Fan light window.

##### Hallway

Under stair cupboard. Plate dado.

##### Sitting Room

19'3" x 11'1" (5.87 x 3.38)

Marble fireplace with gas inset. Ceiling coving.

##### Dining Room

19'3" x 11'1" (5.88 x 3.38)

Mahogany fireplace with marble inset. Ceiling coving.

##### Living Room

13'10" x 11'1" (4.23 x 3.38)

Rayburn Rembrandt fire within tiled inglenook fireplace and mahogany surround.

##### Cloak Room

10'0" x 6'1" (3.06 x 1.87)

##### Study

10'11" x 9'8" (3.35 x 2.96)

Fitted desk and shelving.

##### WC

WC and WHB. 1/2 wall tiling and flooring.

##### Kitchen / Family Dining

12'4" x 17'6" (3.76 x 5.35)

High and low level oak units with display cabinets. 1

1/2 cream sink with mixer tap. Oil fired Rayburn cooking range oven. Space for cooker and extractor hood. Integrated dishwasher and fridge. Space for microwave. Space for large family dining table. Tiled flooring and splashbacks. Back door.

#### FIRST FLOOR

##### Landing

Hotpress cupboard.

##### Bedroom 1 - Front

11'11" x 11'1" (3.64 x 3.38)

##### Bedroom 2 - Front

14'10" x 11'0" (4.54 x 3.37)

##### Bedroom 3 - Side

13'11" x 11'1" (4.25 x 3.38)

Recessed wardrobe.

##### En-suite

WC and WHB. Shower. 1/2 wall tiling.

##### Bedroom 4 - Rear

12'6" x 17'6" (3.82 x 5.35)

Vanity sink. Recessed cupboard. Ceiling coving.

##### Family Bathroom

6'10" x 11'1" (2.09 x 3.38)

Bath. WC and WHB. Bidet. Shower cubicle. 1/2 wall tiling and vinyl flooring.

#### OUTSIDE

Mature gardens laid in lawns with shrub beds and box hedges. Fountain and pond in the front gardens. Gated driveway with asphalt driveway. Full enclosed rear courtyard.

### Garage / Utility

16'11" x 15'3" (5.17 x 4.65)

Covered walk way from back door to garages. High and low level units and stainless steel sink. Plumbed for washing machine and tumble dryer. Electric roller and pedestrian door. Power and lights.

### Garage

15'3" x 15'3" (4.66 x 4.65)

Electric roller and pedestrian door. Power and lights, Area for work bench.

### Boiler House / Tool Shed

11'4" x 9'8" (3.47 x 2.96)

OFCH condensing boiler. Power and lights.

### NB

Please note the Weather Vane is NOT included within the sale.

All measurements, areas and red lines are approximate.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

First Floor

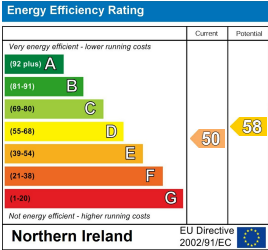
Photography and Floor plans by localfirms.co.uk edmondsonpropertymarketing  
Plans produced using PlanItUp

209 Galgorm Road, Gracehill

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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