



## 31 Riverview Park

Ballymoney, BT53 7QS

Offers Around £269,950





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

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

#### LOUNGE

14'5 x 12'8 (4.39m x 3.86m)

widest points. Solid wood flooring. Focal point open fire with timber surround on slate tiled hearth.

#### KITCHEN WITH INFORMAL DINING AREA

13'0 x 12'8 (3.96m x 3.86m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting work surfaces. Matching upstands. Integrated fridge freezer, dishwasher and cooker with 4 ring electric hob and extractor fan over. Stainless steel 1.5 bowl sink unit. Tiled floor.

#### UTILITY ROOM

10'9 x 7'2 (3.28m x 2.18m)

High and low level storage units. Space for washing machine and tumble dryer. Stainless steel sink unit. Hardwood double glazed rear door. Internal door to garage.

#### WC

Tiled floor.

#### INTEGRAL GARAGE

18'5 x 10'9 (5.61m x 3.28m)

Roller door. Concrete floor. Oil fired central heating boiler.

#### SNUG/BEDROOM 5

8'1 x 7'8 (2.46m x 2.34m)

Tiled floor.

## PRINCIPAL BEDROOM

13'8 x 9'8 (4.17m x 2.95m)

Solid wood flooring

## EN-SUITE

Modern fitted three piece suite comprising shower cubicle with electric shower over, wash hand basin and WC. Solid wood flooring.

## BEDROOM 2

13'8 x 9'8 (4.17m x 2.95m)

Solid wood flooring.

## FIRST FLOOR

### LANDING

Solid wood flooring. Access to hot press and walk-in store. Velux window.

## BEDROOM 3

15'8 x 13'7 (4.78m x 4.14m)

widest points. Solid wood flooring. Eaves storage.

## BEDROOM 4

15'7 x 12'4 (4.75m x 3.76m)

widest points. Solid wood flooring.

## FAMILY BATHROOM

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

## EXTERNAL

Low maintenance front garden in paving. Extensive private driveway in tarmac. Generous rear garden in lawn with patio area. Timber shed. PVC fascia, soffits and rainwater goods. Outside tap and lighting. Views over communal green to the front.

Tel: 02825655733





Road Map



Hybrid Map



Terrain Map



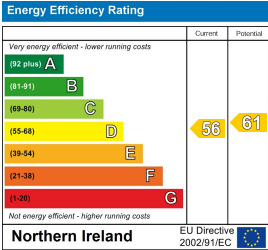
Floor Plan



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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