



## 27 Quarry Hill

Ahoghill, Ballymena, BT42 1GZ

Offers Around £177,000



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## GROUND FLOOR

### Entrance Hall

PVC composite front door with fan light over. Stair to first floor. Access to under stair store. Alarm panel. Tiled flooring.

### Lounge

15'5" x 11'6" (4.71 x 3.52)

Focal point wood burning stove on slate hearth in Inglenook style recess. Wood laminate floor covering.

### Cloak Room

4'0" x 2'10" (1.23 x 0.87)

Modern fitted two piece suite comprising vanity unit and WC. Tiled flooring.

### Kitchen / Family Dining

12'0" x 18'5" (3.67 x 5.62)

Modern fitted shaker kitchen with high and low level storage units and contrasting work surfaces. Matching upstands. integrated appliances to include fridge freezer, 4 ring electric hob and oven with stainless steel extractor canopy over and washing machine. Space for dishwasher. Stainless steel sink unit. PVC double glazed French doors to rear garden. Gas fired central heating boiler (housed). Tiled flooring.

## FIRST FLOOR

### Landing

Access to shelved store and floored roof space via slingsby style ladder.

### Bedroom 1 - Rear

12'1" x 11'8" (3.70 x 3.58)

Built in robes. Wood laminate floor covering.

### En-suite

3'3" x 8'8" (1.00 x 2.65)

Modern fitted three piece suite comprising shower cubicle with mains shower over, vanity unit and WC. Fully panelled walls to shower and tiled floor.

### Bedroom 2 - Front

11'8" x 9'7" (3.58 x 2.94)

Wood laminate floor covering.

### Bedroom 3 - Front

8'4" x 8'5" (2.55 x 2.58)

Currently fitted as Dressing Room. Wood laminate floor covering.

### Family Bathroom

Modern fitted 4 piece suite comprising panelled bath, shower cubicle with Aqualisa power shower over, vanity unit and WC. Chrome towel radiator. Fully panelled walls to shower. Part tiled walls and tiled floor.

## EXTERNAL

Gardens front and rear in lawn.

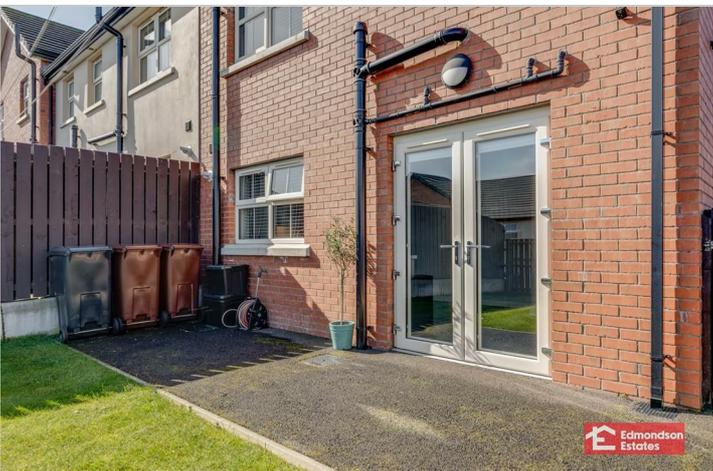
Private driveway finished in tarmac.

PVC fascia, soffits and rainwater goods.

Outside tap and light.

Timber shed.

Views towards Slemish Mountain.



## Road Map



## Hybrid Map



## Terrain Map



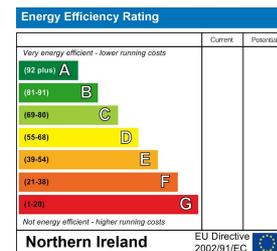
## Floor Plan



## 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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