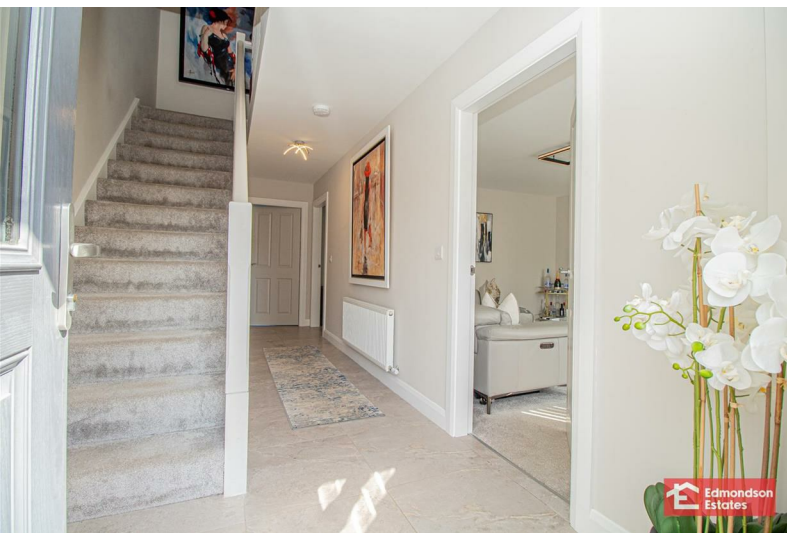




18 Shaws Wood

Cullybackey, Ballymena, BT42 1SB

Offers Over £179,950



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed composite front door. Stairwell to first floor. Access to under stair store. Tiled floor.

LOUNGE

14'12 x 13'6 (4.27m x 4.11m)

Focal point media wall with wall mounted electric fire.

KITCHEN WITH INFORMAL DINING AREA

14'1 x 13'5 (4.29m x 4.09m)

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

UTILITY ROOM

10'1 x 7'1 (3.07m x 2.16m)

Matching storage units and work surface. Gas fired Worcester boiler (housed). Stainless steel sink unit. PVC double glazed back door.

FIRST FLOOR

LANDING

Access to roof space and shelved store.

PRINCIPAL BEDROOM

12'7 x 11'4 (3.84m x 3.45m)

EN-SUITE

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

BEDROOM 2

13'5 x 11'7 (4.09m x 3.53m)
widest points.

BEDROOM 3

11'4 x 8'4 (3.45m x 2.54m)

FAMILY BATHROOM

Modern fitted three piece suite comprising 'P' shaped panelled bath, semi-pedestal wash hand basin and WC.

EXTERNAL

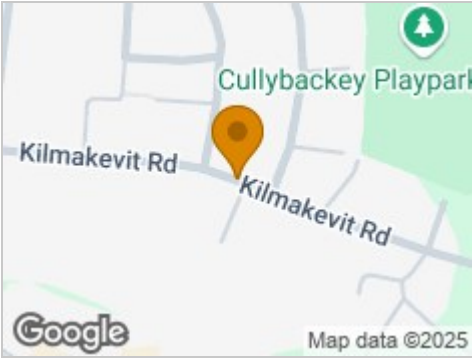
Parking to the front in tarmac.

Secluded rear garden to the rear in lawn and brick pavior patio area.

Outside tap and lighting.



Road Map



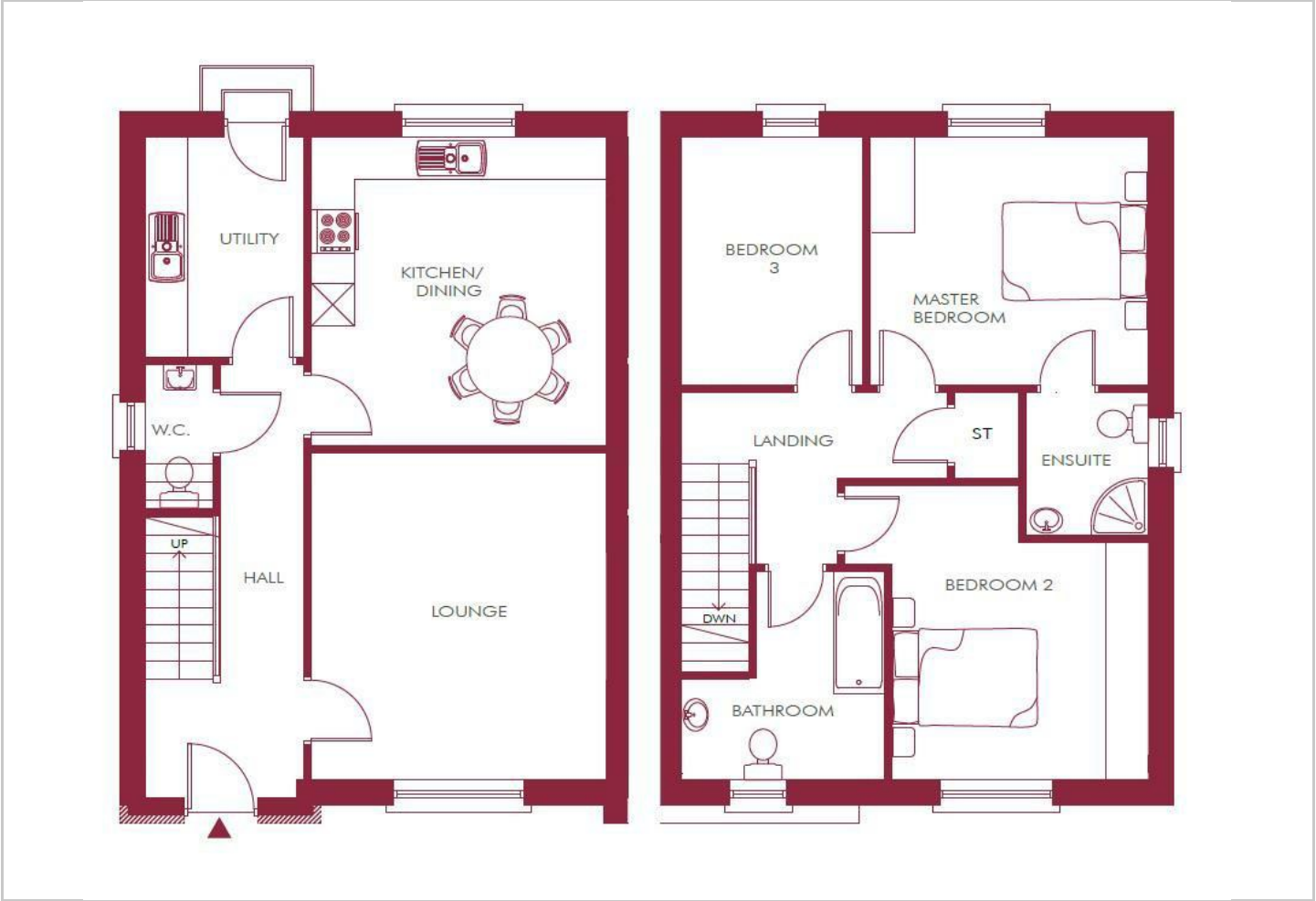
Hybrid Map



Terrain Map



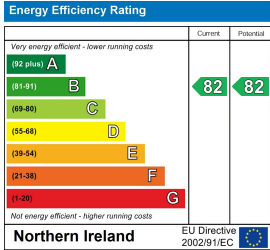
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.