



# 117 Dunminning Road

Glarryford, Ballymena, BT44 9HG

Offers Around £109,950





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## ACCOMMODATION

### GROUND FLOOR

#### KITCHEN WITH INFORMAL DINING AREA

18'0 x 9'10 (5.49m x 3.00m)

widest points. PVC double glazed front door. Stairwell to first floor. Fitted high and low level storage units and contrasting solid wood work surfaces. Inlaid double Belfast sink unit. Range oven with 5 ring gas hob and stainless steel extractor canopy over. PVC double glazed rear door.

#### LOUNGE

17'11 x 9'3 (5.46m x 2.82m )

Dual aspect windows. Engineered solid wood flooring. Focal point open fire with timber surround on slate tiled hearth.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

18'0 x 9'3 (5.49m x 2.82m)

widest points. Access to roof space and hot press.

#### BEDROOM 2

10'2 x 8'10 (3.10m x 2.69m)

widest points. Access to store.

#### SHOWER ROOM

Fitted three piece suite comprising shower cubicle with electric shower over, wash hand basin and WC. Fully tiled walls.

## EXTERNAL

Front garden in lawn.

Rear yard for parking with oil fired central heating boiler (housed).

Secluded rear garden backing onto mature woodland.

## DETACHED GARAGE

Roller shutter door







Road Map



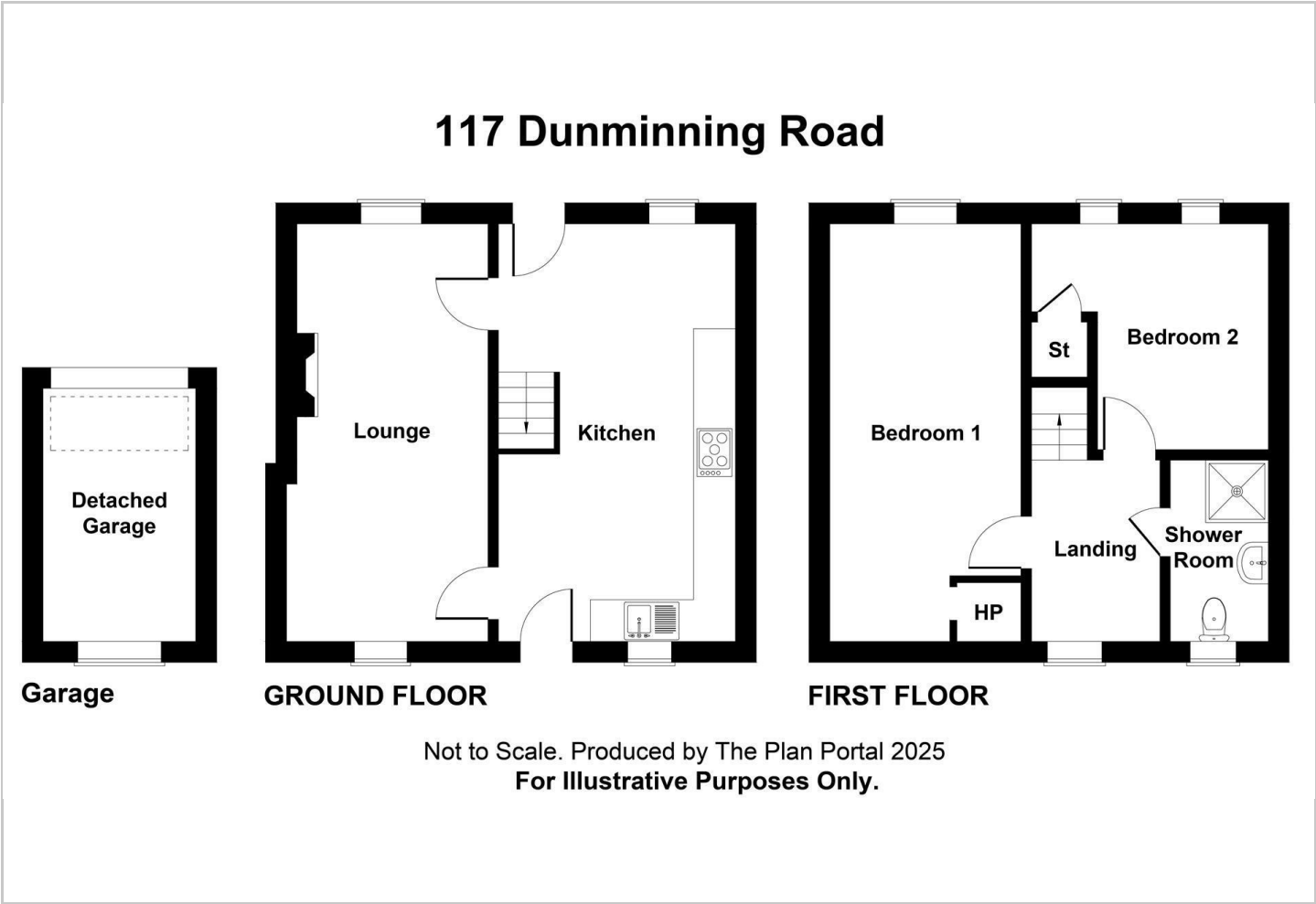
Hybrid Map



Terrain Map



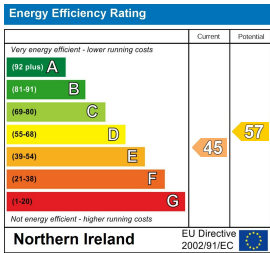
Floor Plan



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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