



## 31 Foxleigh Meadows

Ballymoney, BT53 6FE

Offers Around £189,950





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC composite front door with fan light over. Stairwell to first floor.

#### LOUNGE

19'4 x 12'5 (5.89m x 3.78m)  
Box bay window. Tiled floor.

#### KITCHEN WITH INFORMAL DINING AREA

16'2 x 8'10 (4.93m x 2.69m)  
Modern fitted shaker style kitchen with high and low level storage units and contrasting wood block effect work surfaces. Stainless steel 1.5 bowl sink unit. Integrated appliances to include fridge freezer, dishwasher, washer dryer, oven and 4 ring electric hob with stainless steel extractor canopy over. PVC double glazed sliding patio door to rear garden. Tiled floor.

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising semi-pedestal wash hand basin and WC. Tiled floor.

### FIRST FLOOR

#### LANDING

Access to roof space and shelved store.

#### BEDROOM 1

14'4 x 8'8 (4.37m x 2.64m)  
Built in wardrobes in mirrored sliding doors.

#### BEDROOM 2

10'8 x 8'8 (3.25m x 2.64m)  
Built in wardrobes in mirrored sliding doors.

#### BEDROOM 3

8'8 x 7'3 (2.64m x 2.21m)  
Built in wardrobes in mirrored sliding doors.

#### DELUXE SHOWER ROOM

Modern fitted deluxe three piece suite comprising 'walk-in shower enclosure with mains shower and drench shower head over, semi-pedestal wash hand basin and WC. Chrome towel radiator. Fully tiled walls to shower and tiled floor.

#### EXTERNAL

Front garden in lawn.  
Private driveway in tarmac.  
Generous rear garden in lawn with paved patio area.  
Outside tap and lighting.





Road Map



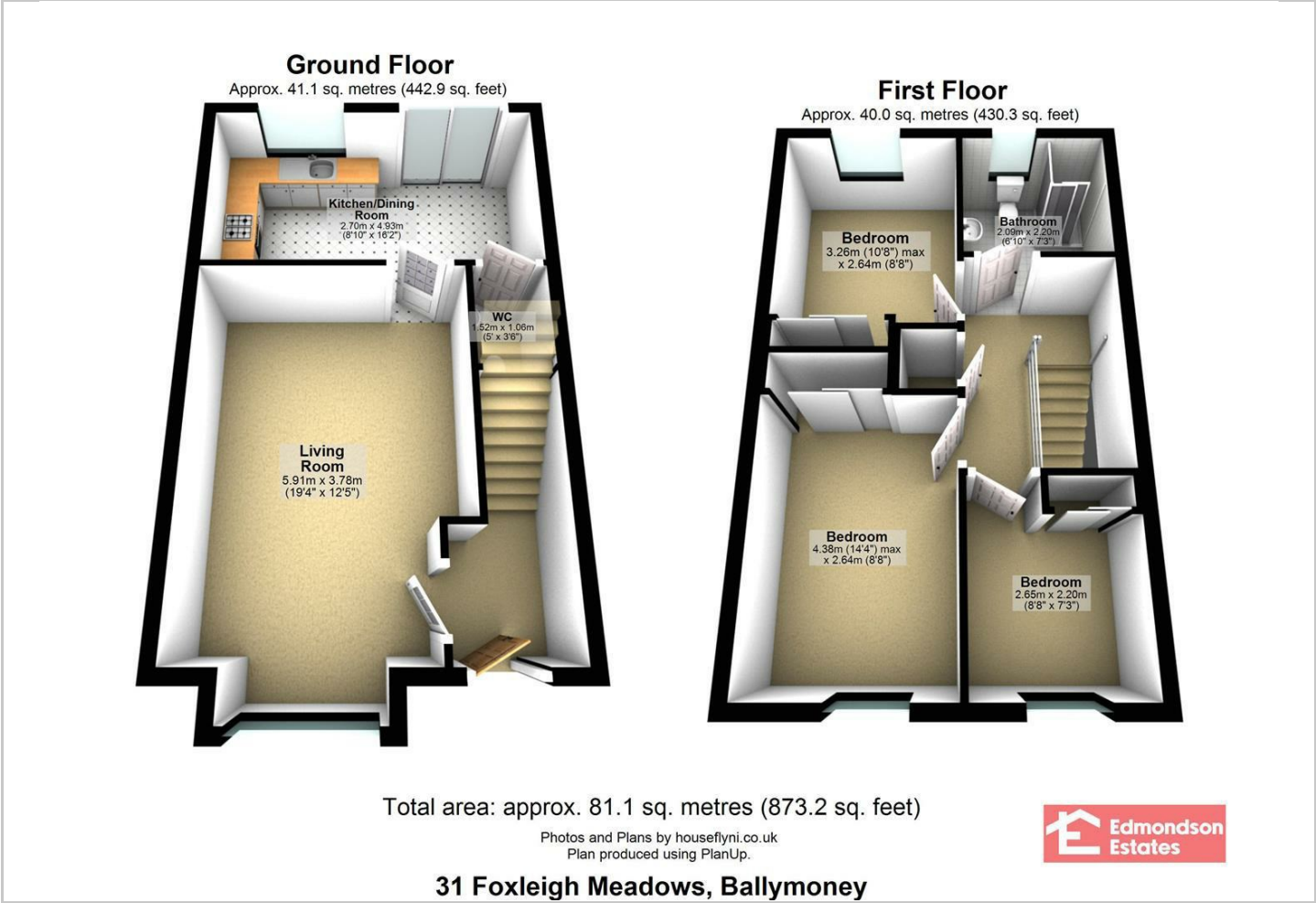
Hybrid Map



Terrain Map



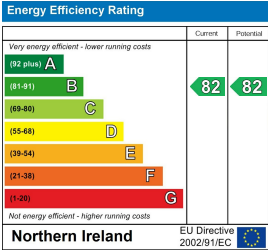
Floor Plan



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



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