



## 21 Dicksons Hill

Ballymena, BT43 5NZ

Offers Around £159,950



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## ACCOMMODATION

### GROUND FLOOR

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising wash hand basin and WC. Wood laminate floor covering.

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Access to under stair store.

#### LOUNGE

15'4 x 12'3 (4.67m x 3.73m)

Focal point open fire with timber surround on granite tiled hearth. Wood laminate floor covering.

#### KITCHEN WITH INFORMAL DINING AREA

12'3 x 11'1 (3.73m x 3.38m)

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

#### UTILITY ROOM

7'11 x 6'4 (2.41m x 1.93m)

Matching high and low level storage units and work surface. Stainless steel sink unit. Space and plumbing for washing machine and tumble dryer. Access to store. PVC double glazed back door. Tiled floor.

### FIRST FLOOR

### LANDING

Access to hot press and roof space.

#### PRINCIPAL BEDROOM

12'5 x 10'9 (3.78m x 3.28m)

widest points.

#### EN-SUITE

Modern fitted three piece suite comprising fully tiled shower cubicle with electric shower over, wash hand basin and WC.

#### BEDROOM 2

11'9 x 10'9 (3.58m x 3.28m)

#### BEDROOM 3

8'11 x 7'11 (2.72m x 2.41m)

#### FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath, wash hand basin and WC. Fully tiled walls to bath.

#### EXTERNAL

Front garden in lawn.

Private driveway in tarmac.

Elevated, low maintenance south facing rear garden in paved patio area and elevated decking area.

Outside tap.



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## Road Map



## Hybrid Map

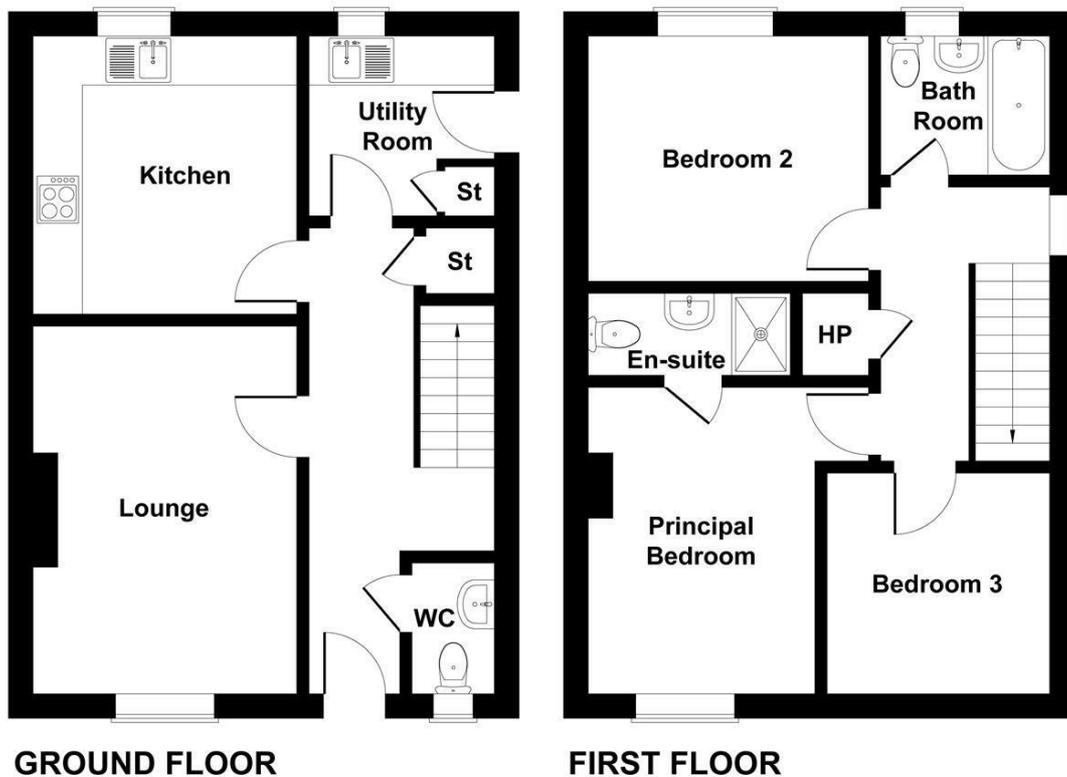


## Terrain Map



## Floor Plan

### 21 Dicksons Hill

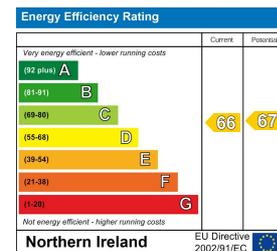


Not to Scale. Produced by The Plan Portal 2025  
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## Viewing

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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