



## 12 Brookleigh Heights

Ballymena, BT43 5LG

Offers Around £229,950





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## ACCOMMODATION

### ENTRANCE HALL

Hardwood double glazed front door with matching side screens. Stairwell to first floor. Access to store. Wood laminate floor covering.

### LOUNGE

16'9 x 11'7 (5.11m x 3.53m)

Focal point fireplace with timber surround and marble hearth with back boiler link up.

### HOME OFFICE/SNUG

12'5 x 11'5 (3.78m x 3.48m)

### KITCHEN WITH INFORMAL DINING AREA

17'0 x 12'3 (5.18m x 3.73m)

widest points. Fitted kitchen with high and low level storage units and work surfaces. Stainless steel 1.5 bowl sink unit. Cooker with 4 ring electric hob and extractor over. Integrated fridge and low level freezer. Hardwood double glazed rear door.

### FURNISHED CLOAKROOM

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

## FIRST FLOOR

### LANDING

Access to partially floored roof space via slingsby style ladder.

### BEDROOM 1

12'10 x 10'7 (3.91m x 3.23m)

### BEDROOM 2

12'10 x 9'5 (3.91m x 2.87m)

### BEDROOM 3

11'0 x 10'7 (3.35m x 3.23m)

### BEDROOM 4

13'3 x 11'1 (4.04m x 3.38m )

widest points. Access to store.

### FAMILY BATHROOM

Deluxe modern fitted four piece suite comprising panelled bath, shower cubicle with shower over, vanity unit and WC. Chrome towel radiator. Half panelled walls and tiled floor. Access to hot press.

### EXTERNAL

Front garden in lawn with array of plants and shrubs. Generous private driveway in tarmac. Secluded rear yard in paving with raised bed with array of plants, trees and shrubs. Separate side garden in lawn. Outside tap and lighting.

### LARGE DETACHED GARAGE

26'6 x 12'1 (8.08m x 3.68m)

Up and over door. Service door. Space and plumbing for low level appliances. Power and light.







Road Map



Hybrid Map



Terrain Map



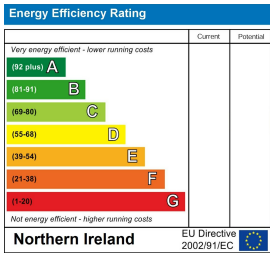
Floor Plan



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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