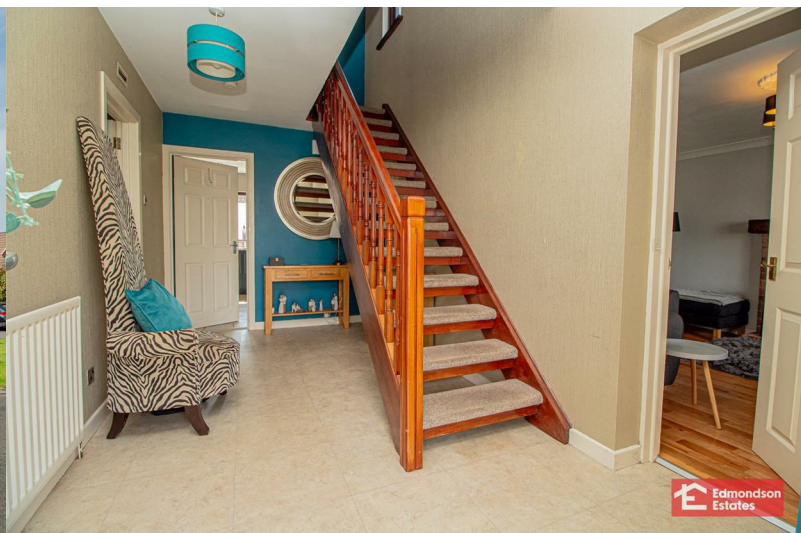




## 52 Gracefield

Gracehill, Ballymena, BT42 2RR

Offers Around £295,000





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door with side screens. Karndene flooring. Stairwell to first floor.

#### LOUNGE

18'0 x 13'0 (5.49m x 3.96m)

Focal point open fire (with back boiler link up to water). Box bay window to front. Hardwood glazed double doors to dining room. Kardene flooring.

#### DINING ROOM

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

Wood laminate floor covering.

#### KITCHEN WITH INFORMAL DINING AREA

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

#### UTILITY ROOM

11'7 x 4'10 (3.53m x 1.47m)

High and low level storage units and work surfaces. Stainless steel sink unit. Space for washing machine. PVC double glazed rear door.

#### FAMILY ROOM/BEDROOM 4

13'0 x 11'9 (3.96m x 3.58m)

Focal point multi-fuel stove in brick Inglenook style recess. Solid wood flooring.

### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising wash hand basin and WC. Half panelled walls.

### FIRST FLOOR

#### LANDING

Access to hot press and partially floored roof space.

#### PRINCIPAL BEDROOM

12'1 x 12'0 (3.68m x 3.66m)

Freestanding wardrobe.

#### EN-SUITE

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

#### BEDROOM 2

13'0 x 10'3 (3.96m x 3.12m)

Wood laminate floor covering.

#### BEDROOM 3

11'5 x 9'9 (3.48m x 2.97m)

Wood laminate floor covering. Freestanding wardrobe.

#### FAMILY BATHROOM

Modern fitted three piece suite comprising 'P' shaped panelled bath with electric shower over, wash hand basin and WC. Fully tiled walls and tiled floor.

### EXTERNAL

Corner site with front and side gardens in lawn. Private driveway in brick pavior. Low maintenance, south facing rear garden in

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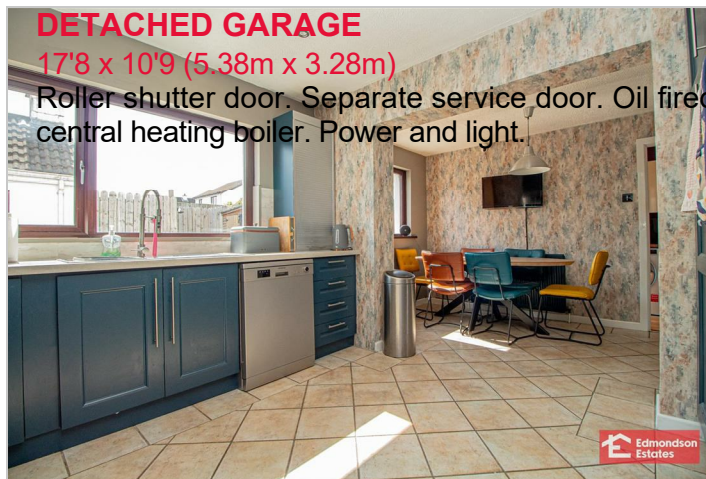


paving.  
Timber bar/entertainment area with power and lighting.  
PVC fascia, soffits and rainwater goods.  
Outside tap and lighting.

### DETACHED GARAGE

17'8 x 10'9 (5.38m x 3.28m)

Roller shutter door. Separate service door. Oil fired central heating boiler. Power and light.



Road Map



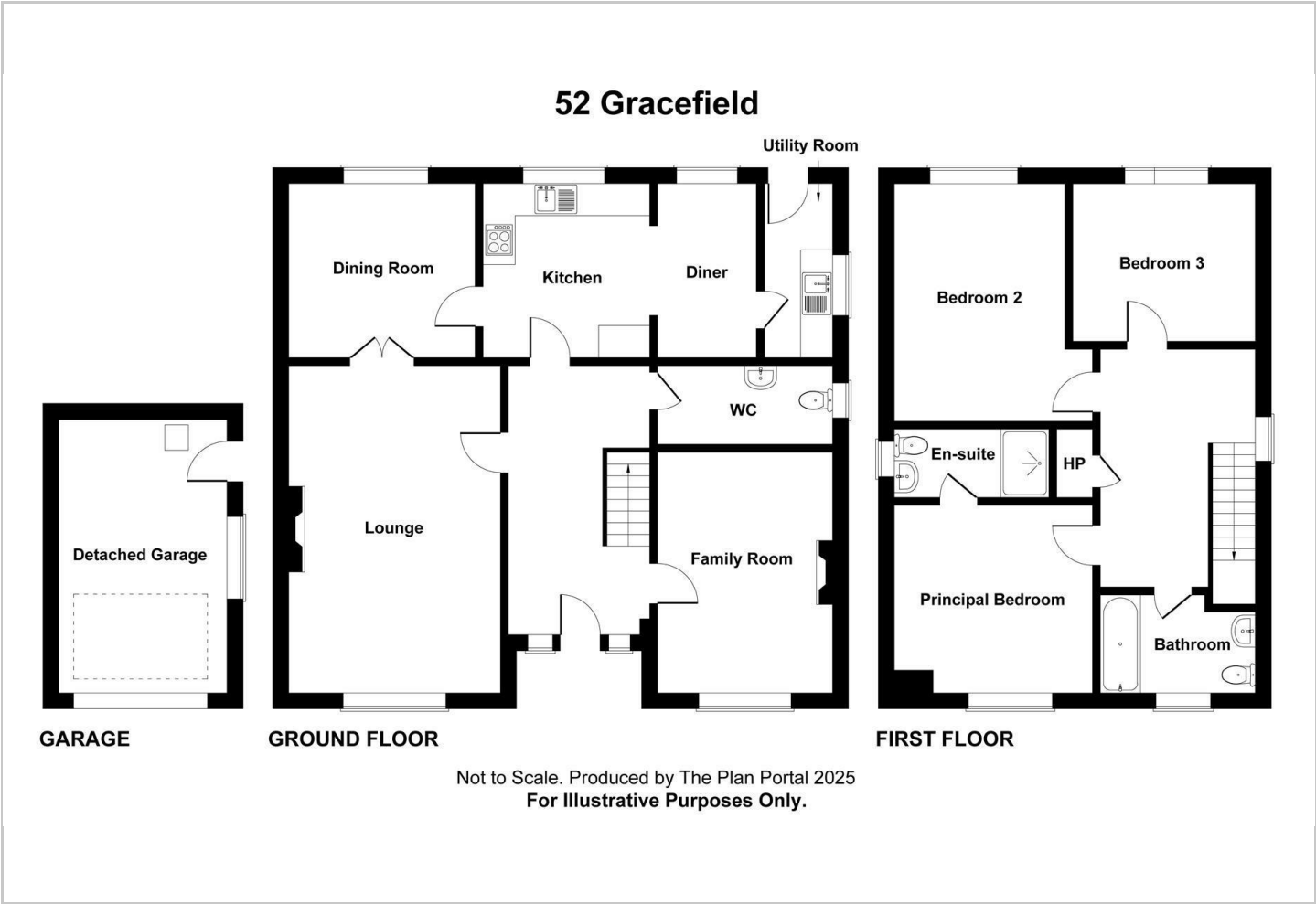
Hybrid Map



Terrain Map



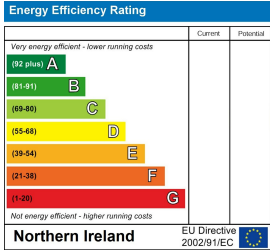
Floor Plan



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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