



21 Riverside, Ballymena, BT42 4RZ

Offers in the region of £179,950



Enjoying views to the rear over the Broughshane Waterfowl Park, this spacious three bedroom semi-detached house is located in the heart of the village, within easy walking distance from its various shops and amenities.

Convenient by car to Ballymena town centre and it's arterial commuter routes, this home is likely to be popular with a wide variety of potential purchasers.

Interest in the property is likely to be strong from the outset and therefore early viewing is recommended in order to avoid disappointment.

Property Features

- Spacious semi-detached house in the heart of Broughshane village
- Large Living Room
- Open plan Kitchen/Dining area
- Utility Room with fitted Cloak Room off
- Three well proportioned first floor bedrooms
- Family Bathroom
- Oil fired heating system
- PVC double glazed windows and doors
- Front and rear gardens / Adjoining Garage
- Views directly onto the Waterfowl Park to the rear

Accommodation

(Dimensions and Areas are approximate)

Ground Floor

Entrance Hall 15'3" x 5'11" (4.66 x 1.81)

PVC front door and sidelight.

Under stairs storage.

Living Room 18'3" x 11'10" (5.57 x 3.61)

Adam style fireplace surround with a tiled hearth and gas inset fire (please note the gas fire is currently disconnected).

Kitchen/Dining Area 18'4" x 11'9" (5.59 x 3.59)

Open plan kitchen/dining area, fitted with a range of wood effect eye and low level units. Laminate work surfaces with tiled splashback areas and underlighting over. Integrated fridge and dishwasher. Range cooker with gas hob. Tiled floor. Dining area with double PVC patio doors opening to the rear.

Utility Room 9'11" x 9'9" (max) (3.03 x 2.98 (max))

Fitted to match the kitchen, with a range of eye and low level wood effect units. Laminate work surfaces with tiled splashback areas over. Stainless steel sink. Plumbed for washing machine and vented for tumble dryer. Tiled floor. PVC back door.

Cloak Room 5'8" x 3'2" (1.73 x 0.98)

Fitted with a W/C and wash hand basin. Tiled floor.

First Floor

Landing 8'9" x 6'11" (2.69 x 2.13)

Bedroom 1 15'3" x 10'5" (max) (4.65 x 3.2 (max))

Fitted with mirrored sliding wardrobes.



Bedroom 2 11'9" x 10'3" (3.6 x 3.13)

Bedroom 3 7'5" x 9'6" (max) (2.28 x 2.9 (max))

Built in wardrobe.

Bathroom 8'4" x 7'8" (max) (2.55 x 2.34 (max))

Fitted with a white suite, including a bath, shower cubicle, W/C and wash hand basin. Tiled floor to ceiling. Built in hot press.

Outside

Front garden, laid in lawn with mature shrubs and a tarmac driveway.

Fully enclosed back garden, laid in lawn with views onto Broughshane Waterfowl Park. Gated access to the side.

Adjoining Garage 19'5" x 9'10" (5.92 x 3)

Up and over door.

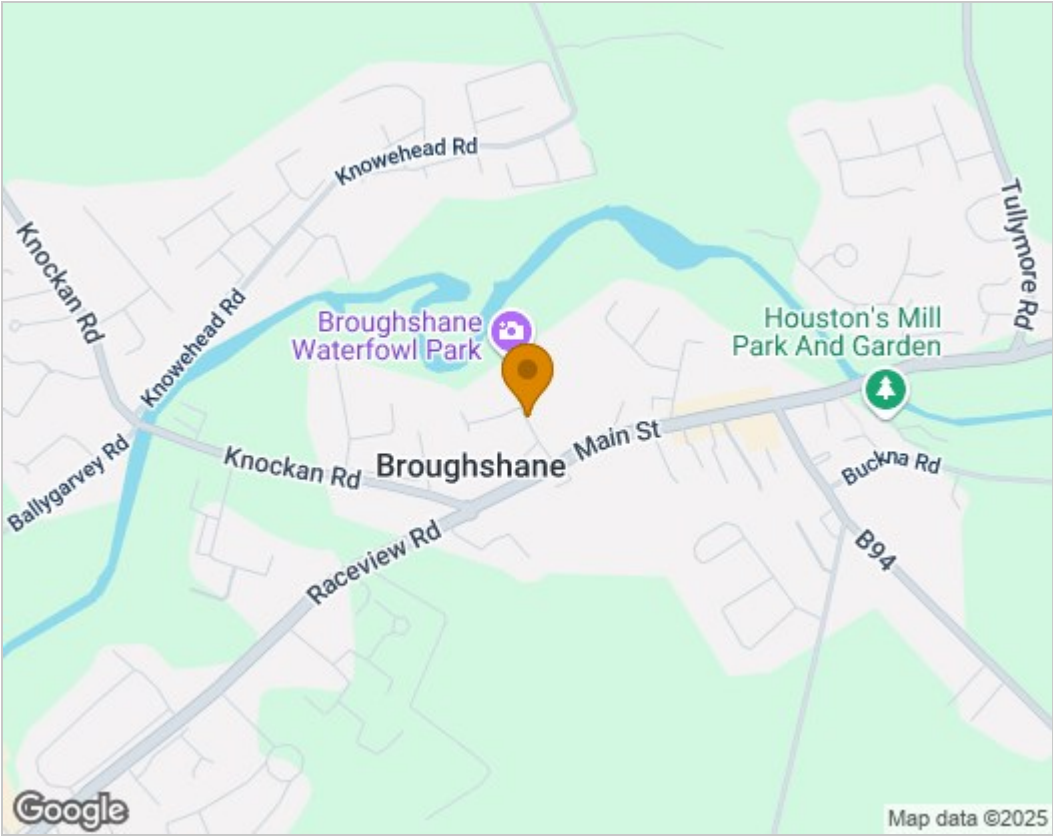
Pedestrian door into utility room.

Oil boiler.

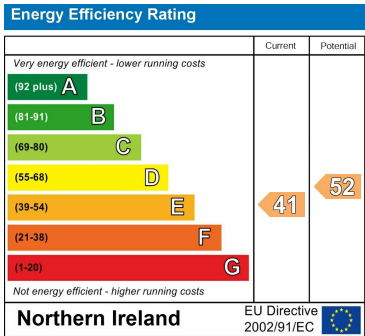




Area Map



Energy Efficiency Graph



Harry Clarke & Company is a trading entity of Harry Clarke & Company Limited. Registered in N.I. Company Number NI643802

Disclaimer-These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representatives of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither Harry Clarke & Company, nor any person in it's employment has any authority to make or give any representation or warranty whatever in relation to this property. All dimensions are approximate.