



## 11 Rowallane Drive

Ballymena, BT43 6JF

Offers Over £169,950





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## ACCOMMODATION

### ENTRANCE HALL

PVC double glazed front door with matching side screen. Access to roof space and hot press.

### LOUNGE

12'8 9'10 (3.86m x 3.00m)

Solid wood flooring. Focal point open fire on slate tiled hearth.

### DINING ROOM

10'11 x 9'11 (3.33m x 3.02m)

Open arch to dining room. Tiled floor.

### KITCHEN

12'5 x 6'11 (3.78m x 2.11m)

Fitted kitchen with high and low level storage units and contrasting work surfaces. Stainless steel sink unit. Space and plumbing for low level appliances. PVC double glazed rear door. Tiled floor.

### BATHROOM

Modern fitted three piece suite comprising shower cubicle with electric shower over, wash hand basin and WC. Fully panelled walls.

### BEDROOM 1

10'11 x 8'10 (3.33m x 2.69m)

Solid wood flooring. Wall to wall fitted wardrobes.

### BEDROOM 2

13'5 x 8'3 (4.09m x 2.51m)

Solid wood flooring.

### BEDROOM 3

10'1 x 7'5 (3.07m x 2.26m)

Solid wood flooring.

## EXTERNAL

Low maintenance front garden in decorative stone.

Private driveway in tarmac.

Generous, low maintenance rear garden in decorative stone and paved patio area. Raised timber decking area.

Array of plants, trees and shrubs.

Access to outside store. Oil fired central heating boiler.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.

## DETACHED GARAGE

15'9 x 10'0 (4.80m x 3.05m)

Up and over door. Separate service door to rear garden. Power and lighting.







## Road Map



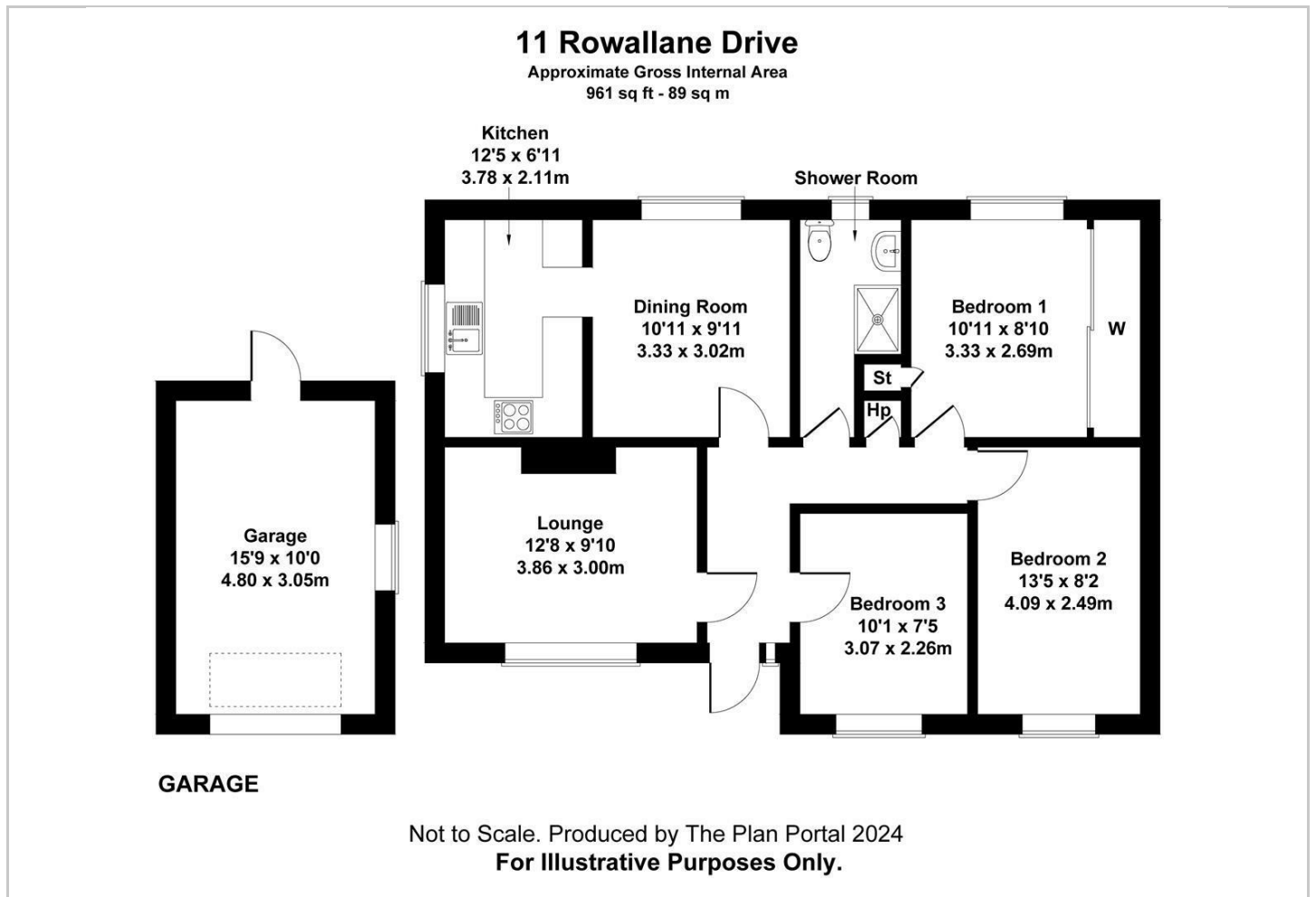
## Hybrid Map



## Terrain Map



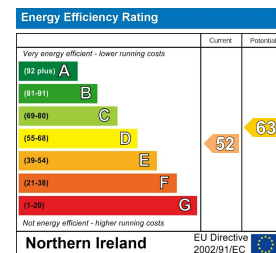
## Floor Plan



## 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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