



## 186 Queen Street

Ballymena, BT42 2BQ

Offers Around £87,000



Edmondson Estates are delighted to bring to market this deceptively spacious comprehensively renovated three bed mid-terrace property is located on Queen Street, Ballymena. Within immediate proximity to an array of amenities including shops, cafes, schools and local transport networks. This property is ideal for the Buy To Let and or First Time Buyer. This property is ready for occupation.

Externally the property benefits from a front and rear yard and detached garage.

Early viewing recommended.



## GROUND FLOOR

**Hallway 11'4" x 10'1" (3.46 x 3.09)**

**Open Plan Lounge / Dining 22'8" x 10'2" (6.93 x 3.12)**

New granite fireplace and hearth. Laminate flooring. LED ceiling lights. Under stairs cupboard.

**Kitchen 12'1" x 10'9" (3.69 x 3.29)**

Refitted high and low level units with display cabinet. 1 1/2 stainless steel sink. Space for fridge/freezer. Space for freestanding cooker/oven. Tiled splash back. Vinyl flooring. Space for informal family dining table. Back door.

## FIRST FLOOR

Landing.

**Family Bathroom 8'0" x 8'2" (2.46 x 2.51)**

Refitted WC and Bath. WHB. Shower unit with new electric shower. Walk in hot press cupboard.

**Bedroom 1 - Front 13'6" x 11'1" (4.13 x 3.39)**

Built in cupboard / robe.

## SECOND FLOOR

Landing.

**Bedroom 2 - Rear 11'8" x 9'3" (3.57 x 2.82)**

**Bedroom 3 - Front 13'7" x 10'11" (4.16 x 3.34)**

Laminate flooring.

## OUTSIDE

**Detached Garage 15'1" x 8'2" (4.62 x 2.5)**

Newly installed roller door and side pedestrian door. OFCH boiler. Lighting.

**Enclosed Yard**

Small enclosed rear yard with newly installed bunded oil tank. Outside tap.

**Front yard**

Concreted and enclosed front garden with gate.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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