



## 7 Garley Mews

Tullygarley Road, Ballymena, BT42 2HF

Offers Around £159,950



# 7 Garley Mews

Tullygarley Road, Ballymena, BT42 2HF

Offers Around £159,950



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed composite front door. Stairwell to first floor. Tiled floor.

#### LOUNGE

16'10 x 18'5 (5.13m x 5.61m)

Solid wood flooring. Focal point wood burning stove in Inglenook style recess on slate hearth.

#### KITCHEN WITH INFORMAL DINING AREA

19'7 x 13'4 (5.97m x 4.06m)

widest points. Recently installed, high gloss style kitchen with high and low level storage units and contrasting work surfaces. Matching upstands. Integrated appliances to include 4 ring electric hob with extractor fan over, dishwasher, eye level grill and oven. Space for American style fridge freezer, washing machine and tumble dryer. Composite sink. Tiled floor. PVC double glazed French doors to garden. Access to store.

#### FURNISHED CLOAKROOM

Fitted two piece suite comprising wash hand basin and WC (to be installed before completion). Tiled floor.

### FIRST FLOOR

#### LANDING

Access to roof space, hot press and store.

#### PRINCIPAL BEDROOM

12'11 x 11'0 (3.94m x 3.35m)

Wood laminate floor covering.

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with electric shower over, vanity unit and WC. Chrome towel radiator. Fully tiled walls to shower and tiled floor.

#### BEDROOM 2

17'5 x 13'5 (5.31m x 4.09m)

widest points. Wood laminate floor covering.

#### BEDROOM 3

12'10 x 8'5 (3.91m x 2.57m)

Wood laminate floor covering.

#### DELUXE FAMILY BATHROOM

Deluxe modern fitted four piece suite comprising free standing bath, shower cubicle with electric shower over, vanity unit and WC. Part tiled walls and tiled floor. Chrome towel radiator.

#### EXTERNAL

Communal off-street parking to the front. Secluded, generous sized rear garden in lawn with array of plants and shrubs with paved patio area. Oil Fired central heating boiler (housed). PVC fascia, soffits and rainwater goods. Outside tap and lighting.



## Road Map



## Hybrid Map

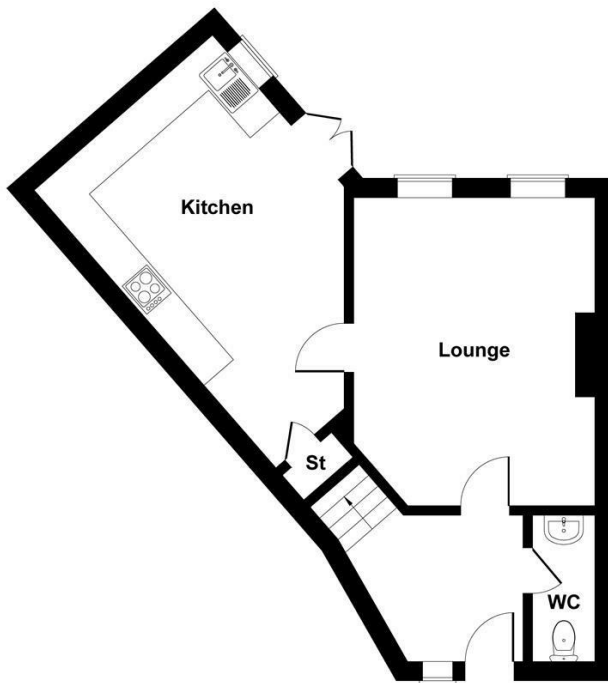


## Terrain Map

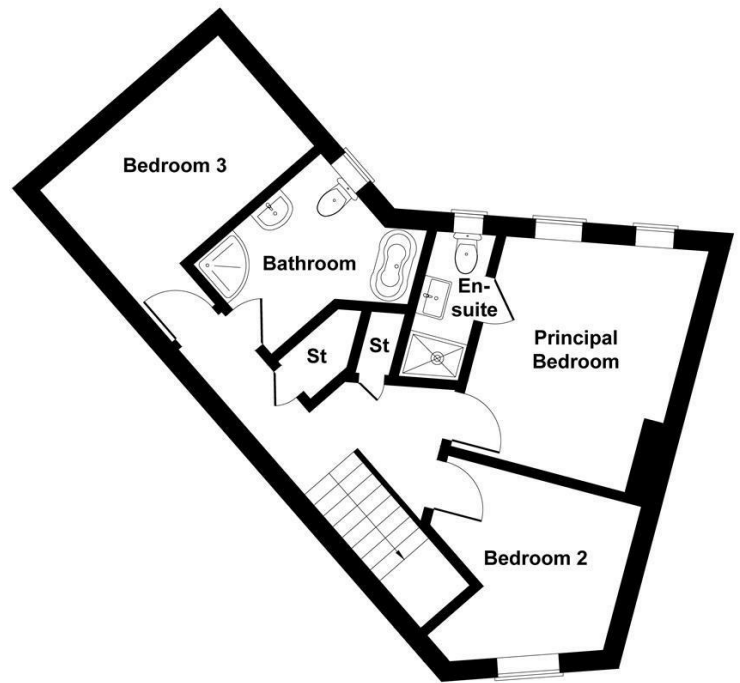


## Floor Plan

### 7 Garley Mews



GROUND FLOOR



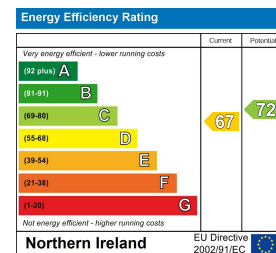
FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.