Edmondson Estates

183 Raceview Road

Ballymena, BT42 4HY

Offers Around £275,000

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, Ballymena, BT42 4HY

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ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH
Hardwood double glazed front door with side screens. Tiled floor.

ENTRANCE HALL
Hardwood glazed internal door with side screens. Access to double store and roof space. Stairwell to first floor.

OPEN PLAN KITCHEN/LIVING/DINING AREA
26'0 x 17'9 (7.92m x 5.41m)
Modern fitted kitchen with high and low level storage units and work surfaces. Stainless steel 1.5 bowl sink unit. Space for washing machine, dishwasher and fridge freezer. Integrated eye level grill and oven, and 4 ring electric hob with stainless steel extractor fan over. Breakfast bar area. Picture window to front elevation of lounge area. Box bay window to dining area. Wood laminate floor covering (tiled to kitchen).

FAMILY ROOM
17'4 x 13'10 (5.28m x 4.22m)
Focal point fireplace. Feature window to front elevation. Wood laminate floor covering. PVC double glazed French doors to rear yard.

REAR HALL
PVC double glazed rear door. Tiled floor

BEDROOM 4
9'10 x 9'0 (3.00m x 2.74m)

BEDROOM 3
11'6 x 9'10 (3.51m x 3.00m)

STUDY/BEDROOM 6
9'8 x 7'9 (2.95m x 2.36m)

BEDROOM 5
9'10 x 7'10 (3.00m x 2.39m)

BEDROOM 2
17'10 x 9'11 (5.44m x 3.02m)

BATHROOM
Fitted three piece suite comprising panelled bath, wash hand basin and WC. Fully tiled walls and floor.

SHOWER ROOM
Fitted three piece suite comprising shower area, wash hand basin and WC. Fully tiled walls and floor.

FIRST FLOOR

LANDING
Access to storage area/roof space. Velux window

PRINCIPAL BEDROOM
15'8 x 10'5 (4.78m x 3.18m)
widest points.

EN-SUITE
Fitted three piece suite comprising shower cubicle with electric shower, wash hand basin and WC. Velux window. Fully tiled walls.

EXTERNAL
Front garden in lawn with array of shrubs.
Private driveway in tarmac.
Low maintenance rear yard in tarmac with paved patio area.
Access to lean to area, boiler house with oil fired central heating boiler and twin stores.
PVC fascia, soffits and rainwater goods.

DETACHED DOUBLE GARAGE
Up and over door.

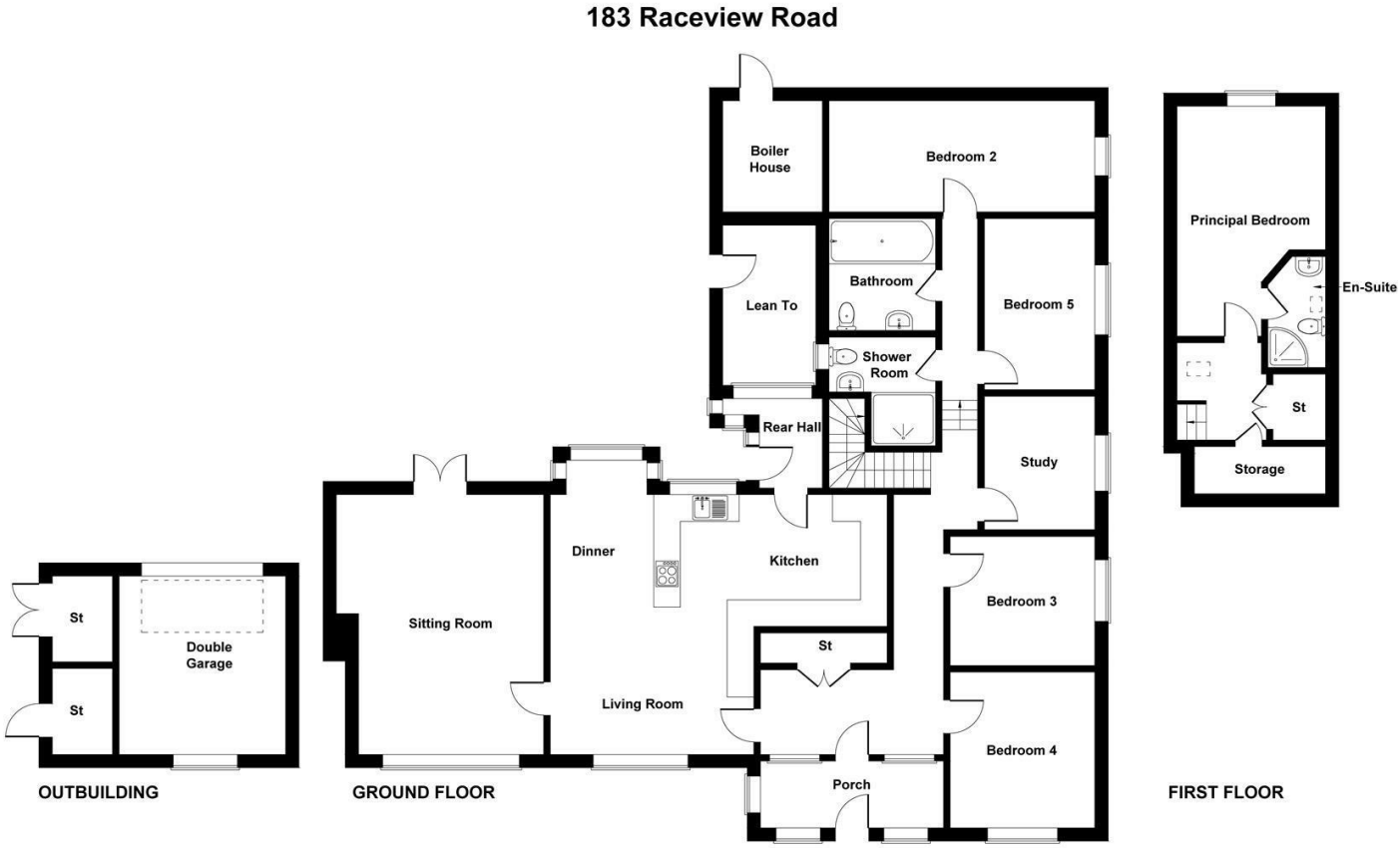
Tel: 02825655733

Road Map

Hybrid Map

Terrain Map

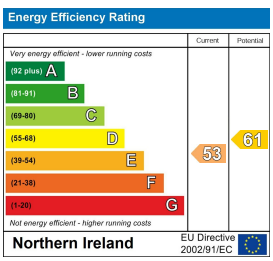
Floor Plan



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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