

Bedroom (3.) 12'6 x 12'3

Bedroom (4.) 13'1 x 12'2

With telephone point
Ensuite comprising WC, wash hand basin, tiled walk-in shower RedRing shower fitting, extractor fan, half tiled walls

Exterior Features

Garage currently sub-divided with **Tool Store** to front with roller door and **Storage/Office** to rear 13'7 x 11'2 with light, power and wash hand basin to rear (access from House only)

Paviour brick driveway and parking area. Paved paths.
Outside Lights and Tap

Garden in lawn to front and side with coloured stone shrub bed border. Raised sleepr bound shrub bed to side. Fence enclosed garden in lawn to rear with paved patio area

Other Features

- Oil Fired Heating
- Woodgrain uPVC Double Glazed Windows (excl. Velux)
- Woodgrain uPVC External Doors
- Pine Internal Doors, Skirtings and Architraves
- Early Occupation Available

For Further Details and Permission to View Contact Selling Agents

Ref: CR4528.MP.140618



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Ballymoney 21 Greengage Lane, BT53 6HW

Enjoying a choice, mature residential location just off the ever popular Kirk Road, this excellent detached residence offers spacious well proportioned four bedroom, three reception living accommodation and is sure to impress. Within minutes drive of Ballymoney Town Centre and the main A26 commuter link, this super family property will have an undoubted appeal to the full spectrum of home buyer an really should be viewed at the earliest opportunity

Offers Around £219,500

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	57	64
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			



Location: From the A26 By-pass turn on to the Kirk Road (Town side) and proceed along same directly on to the Newal Road and Greengage Lane is first turn off on the left

Accommodation Comprising

Open Porch

Entrance Hall
With tiled floor

Walk-in Cloaks
With tiled floor

Separate WC and wash hand basin,
tiled floor

Lounge 16'6 x 12'2
With feature wooden surround fireplace, slate and cast iron inset, slate tiled hearth, polished wooden flooring. Beveled glass panel door to Hall



Family Room 12'5 x 12'2
With feature wooden surround fireplace, slate and cast iron inset, granite hearth, tiled floor, French Doors to rear Garden



Kitchen/Dining 15'10 x 12'0
With bowl and half stainless steel sink unit, range of eye and low level units, concealed lighting, pelmet, hob, under-oven, extractor and canopy, integrated dishwasher, matching dresser style unit, centre island with granite worktop, wine rack under, tiled between work tops and eye level units, tiled floor



Utility Room 9'3 x 6'11
With stainless steel sink unit, eye and low level units, storage cupboard, plumbed for automatic washing machine, tiled floor



Dining Room 12'11 x 12'2
With polished wooden flooring. Beveled glass panel door to Hall



First Floor

Gallery Style Landing
With walk-in Hot Press

Bathroom & WC combined
With tiled walk-in shower cubicle, Mira shower fitting, extractor fan, half tiled walls



Bedroom (1.) 16'7 x 12'2

Bedroom (2.) 12'5 x 12'3

