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1 Carnwood, Ballymena, BT43 5PZ





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Set well back from the road behind decorative electric gates, this beautifully presented four-bedroom detached home enjoys a convenient location close to local amenities, schools and transport facilities in Ballymena.
The dual-aspect family lounge features a contemporary glass-fronted gas fireplace, while the spacious lake-grey Shaker-style kitchen combines polished granite worktops with a breakfast bar and informal dining area. The kitchen opens into a sunroom, where French doors lead directly to the landscaped rear garden. Upstairs, the principal bedroom benefits from an ensuite shower room, while three further bedrooms are served by a modern four-piece family bathroom.
Outside, the substantial tarmac driveway provides off-street parking for seven or more cars and leads to a detached garage with power and lighting. A wall-mounted electric vehicle charging point is positioned to the side of the house. The enclosed rear garden features a neat lawn, raised planted borders and generous paved patios for outdoor dining and entertaining.

FEATURES

- Beautifully presented four-bedroom detached family home
- Convenient to local amenities, schools and transport facilities
- High energy performance rating
- PVC double-glazed windows and external doors, soffits and fascia boards
- Dual-aspect family lounge with a contemporary glass-fronted gas fireplace
- Lake-grey Shaker-style kitchen with polished granite worktops, a breakfast bar and informal dining
- Sunroom with French doors opening to the landscaped rear garden
- Principal bedroom with en suite, four-piece family bathroom and ground-floor WC
- Electric entrance gates opening to a substantial driveway with parking for seven or more cars
- Detached garage with power and lighting, plus a wall-mounted electric vehicle charging point to the side of the house





ENTRANCE HALL

Composite entrance door with a double-glazed porthole window opening into a wide, spacious hall with feature wood wall panelling. Staircase to the first floor with a moulded handrail and turned balustrading. Understairs storage. Single radiator.

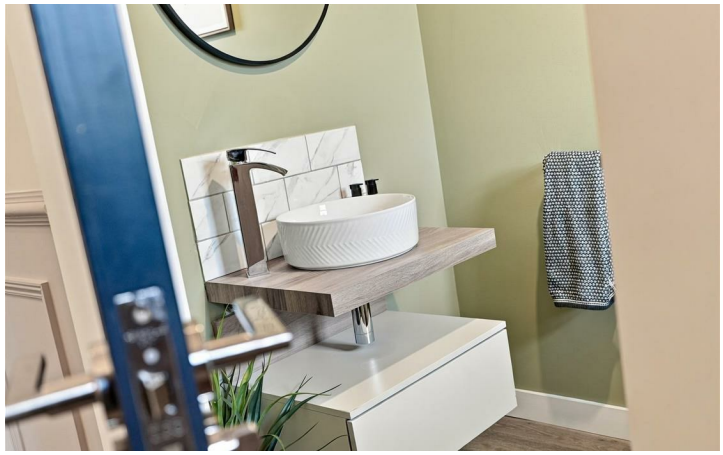
GROUND FLOOR WC

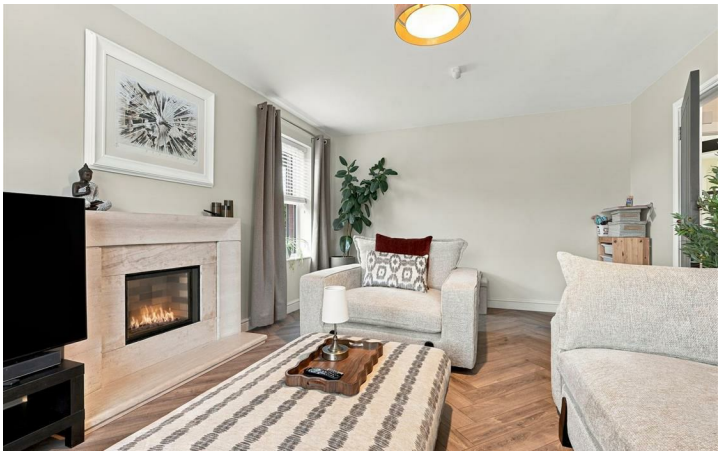
Modern white suite featuring a circular countertop wash hand basin with a textured chevron finish and a tall, freestanding chrome monobloc mixer tap. Wood-effect countertop with a white wall-mounted vanity drawer beneath and a marble-effect tiled splashback. Wall-hung WC with concealed cistern and chrome dual-flush plate. Marble-effect subway tiling beneath an obscure-glazed window with a wood-effect sill. Karndean LVT Flooring. Extractor fan. Vertical radiator.

FAMILY LOUNGE 18'4" x 12'3"

Dual-aspect reception room with a contemporary glass-fronted gas fireplace featuring brick backing and a granite hearth and surround. Herringbone wood laminate flooring. Television and broadband points. Thermostat. Double radiator.









KITCHEN WITH INFORMAL DINING 24'10" x 12'8"

Full range of lake-grey Shaker-style high- and low-level units with contrasting polished granite worktops, black handles and over-counter lighting. Inset one-and-a-quarter-bowl stainless steel sink unit with chrome mixer tap. Breakfast bar peninsula with additional storage and seating.

Appliances include a Bosch four-ring halogen hob with a glass splashback and a large stainless steel overhead extractor, a low-level combination oven and grill, a dishwasher and a washing machine. Framed recess for an American-style fridge freezer with additional storage. Karndean LVT Flooring. Low-voltage downlighting. Dual-aspect windows. Designer double radiator. Open to the sunroom.

SUNROOM 9'0" x 8'11"

Karndean LVT Flooring. Double radiator. PVC double-glazed French doors opening to the rear garden.



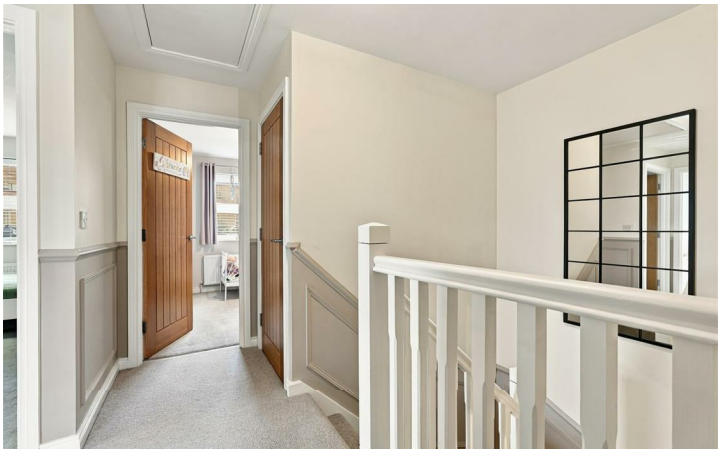












FIRST FLOOR LANDING

Feature wood wall panelling. Large linen cupboard with shelving. Access to a partially floored loft via a drop-down timber ladder.

PRINCIPAL BEDROOM 14'7" x 12'3"

(At maximum). Feature wood wall panelling. Double radiator. Bevelled door to en suite shower room.

EN SUITE SHOWER ROOM

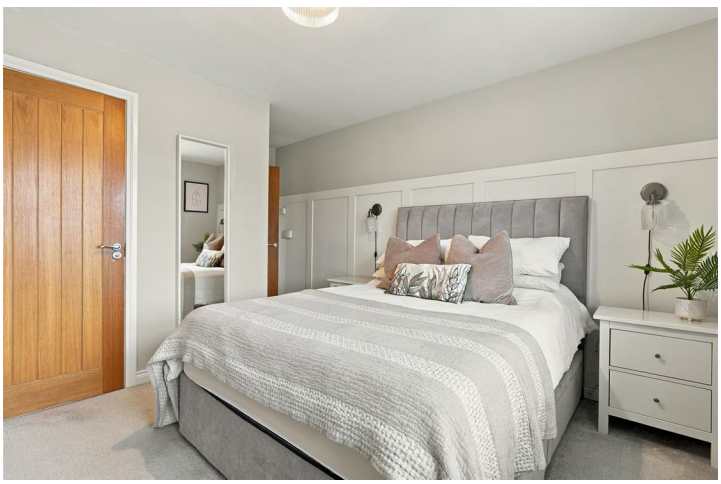
Modern white suite comprising an enclosed quadrant shower with PVC wall panelling and partially glazed sliding doors, a vanity wash hand basin with chrome monobloc mixer tap, storage beneath and a floor-to-ceiling tiled splashback, and a low-flush push-button WC. Fully tiled flooring. Extractor fan. Gable window. Single radiator.













BEDROOM TWO 12'9" x 12'3"
(At maximum). Single radiator.

BEDROOM THREE 10'0" x 9'5"
Generous built-in storage with hanging rails and shelving. Single radiator.

BEDROOM FOUR 10'0" x 7'6"
Wood laminate flooring. Double radiator.

FAMILY BATHROOM 8'9" x 6'4"
Modern white four-piece suite comprising a panelled bath with chrome mixer tap and tiled splashback, an enclosed quadrant shower with an Aqualisa thermostatic electric shower, PVC wall panelling and partially glazed sliding doors, a vanity wash hand basin with chrome monobloc mixer tap, storage beneath and a floor-to-ceiling tiled splashback, and a low-flush push-button WC. Low-voltage downlighting. Extractor fan. Chrome towel radiator.













OUTSIDE

Set well back from the road, the property is approached through decorative black metal electric gates onto a substantial tarmac driveway with off-street parking for seven or more cars. The front lawn is framed by low red-brick walls, brick pillars and matching metal railings. A decorative stone border with contrasting block edging follows the sweep of the driveway, while block-paved paths lead to the covered front entrance and around to the rear. A metal pedestrian gate provides access to the rear garden. The driveway continues alongside the house to the detached garage, with a wall-mounted electric vehicle charging point positioned to the side of the property.
The enclosed rear garden has been attractively landscaped with a neat lawn, raised planted borders and generous paved patio areas for outdoor dining and entertaining. Contrasting block edging follows the curved pathways, while horizontal timber fencing and established laurel hedging provide screening. A block-paved path runs alongside the house, bordered by a further strip of lawn and mature laurel hedging. Gated pedestrian access to either side. Outside taps and lighting. Service door to the detached garage.

DETACHED GARAGE 18'9" x 10'9"

Roller door, power and lighting. Potential to create additional floored storage in the attic space.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.
Please also be aware, property boundaries are an estimation and are to be confirmed via your property.





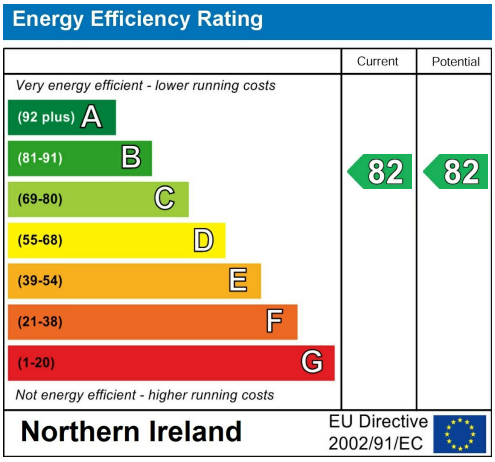


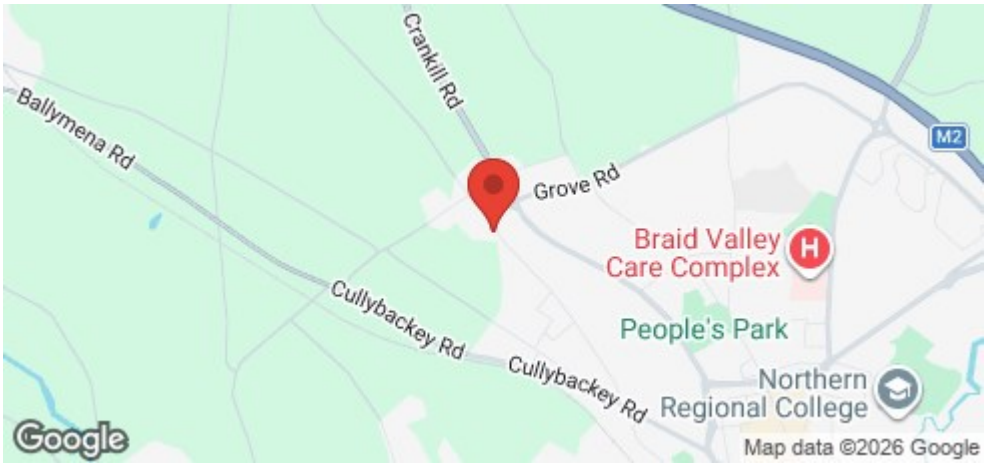


Total area: approx. 152.6 sq. metres (1642.7 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

1 Carnwood, Ballymena





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