



## BAY VIEW VILLAS, GLENARM, BALLYMENA OIRO £149,950

Excellent End terrace property in Glenarm. Great length back garden with stunning elevated Sea views over the Irish Sea. A generous plot and scope for modernisation, this will appeal to first time buyers, downsizers and growing families alike - early viewing is highly recommended.

End Terrace property  
Three bedrooms  
Spacious living room  
Fitted kitchen  
Dining area  
Family bathroom  
Large rear garden with lawn and patio  
Multiple sheds and outbuildings  
Private front garden  
Elevated position with sea views  
Quiet residential location  
Oil fired central heating  
Double glazing throughout  
Chain free sale

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

### **Living room**

w: 3.39m x l: 3.34m (w: 11' 1" x l: 10' 11")

Bright and spacious main reception room with large front-facing window. Features wood-effect flooring, a central fireplace with decorative surround. Double glass-panel door leading to:

### **Kitchen/Dining**

w: 1.8m x l: 5.81m (w: 5' 11" x l: 19' 1")

Well-proportioned kitchen with an excellent range of high and low level units, contrasting worktops, and tiled splashback. Integrated double oven and extractor hood, space for appliances, and large window overlooking the rear garden.

### **FIRST FLOOR:**

#### **Bedroom 1**

w: 2.78m x l: 3.22m (w: 9' 1" x l: 10' 7")

Generously sized double bedroom with large rear-facing window offering garden views. Plenty of room for freestanding wardrobes and drawers, with wood-effect flooring and bright finish.

#### **Bedroom 2**

w: 3.06m x l: 2.61m (w: 10' x l: 8' 7")

Double bedroom with good natural light and space for storage.

#### **Bedroom 3**

w: 2.12m x l: 2.13m (w: 6' 11" x l: 7' )

Third bedroom ideal as a single room, study, or nursery.

#### **Bathroom**

w: 1.79m x l: 1.89m (w: 5' 10" x l: 6' 2")

Fully tiled wetroom-style bathroom with white three-piece suite including shower, pedestal sink, and low flush WC.

#### **Outside**

Attractive front garden with hedged boundary and pathway. Well-maintained enclosed lawn area.

Side access gate leads to the rear.

Extensive enclosed rear garden with a generous lawn and concrete patio area, with stunning sea views you just have to see. Complete with oil tank and multiple sheds/ storage buildings.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.





Hallway  
3'6" x 6'2"  
1.09 x 1.89 m

Floor 0



Landing  
5'10" x 3'5"  
1.78 x 1.04 m

Floor 1



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3'6" x 6'2"  
1.09 x 1.89 m

Floor 0



Landing  
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1.78 x 1.04 m

Floor 1

Best

Approximate total area?  
60 m<sup>2</sup>  
646 sq ft  
Bedroom/bedrooms  
1/2

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.