

## FOR SALE

**19 Church Street**  
Ahoghill, Ballymena,  
Co. Antrim,  
BT42 2PA

x1  x2  x3  x1 

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### CONTACT DETAILS

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**OFFERS OVER**  
**£110,000**

3 Bed Mid-Terrace property with garage and enclosed rear garden. Suitable for first time buyers or property investors.

**WE VALUE PROPERTY**



## ACCOMMODATION

### Entrance Porch: (1.01m x 1.24m)

Carpet, painted walls, lighting.

### Living / Dining Room: (2.48m x 3.98m, 2.67m x 4.92m - Total 4.91m x 5.24m)

Wooden floor, painted walls, open fire with wooden fire surround, decorative fire insert, lighting, and TV point.

### Kitchen: (2.64m x 3.8m)

Tiled floor, painted walls, lighting, eye and low level units with tiling between, plumbing for washing machine, 1.5 stainless steel bowl sink and drainer, electric hob and oven.

### Bedroom 1: (2.61m x 4.31m)

Carpet, painted walls, lighting, and built in storage.

### Bedroom 2: (2.55m x 3.03m)

Carpet, painted walls, lighting.

### Bedroom 3: (1.54m x 1.98m)

Carpet, painted walls, lighting.

### Main Bathroom: (1.72m x 2.46m)

Lino floor, painted walls, lighting, white suite to include W/C sink, bath with tiled splash back, and shower head fed off mains tap.

### Garage: (3.08m x 4.78m)

Concrete floor, roller door, lighting, electric points, and houses boiler.

### Outhouse with W/C Toilet : (4.03m x 5.85m)

Lino floor, painted walls, lighting, white suite to include W/C and sink, with electric point.



## EPC

This property's energy rating is a E. It has the potential to be a D.

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66D
39-54	E	50E	
21-38	F		

## RATES

Approximate annual rates payable as per 2025 are £837.00

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WE VALUE PROPERTY



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