



## WEST STREET, BALLYCARRY, CARRICKFERGUS OIRO £112,500

Well presented 3 Bedroom Mid Terrace property located in popular residential area. Close to schools, buses and all local amenities

Excellent Mid Terrace  
Large Living room  
Great Kitchen  
Utility  
3 Double Bedrooms  
Oil Heating  
Low maintenance garden  
Popular location  
Minutes walk into Ballycarry Town Centre  
Excellent First time buyer or investment opportunity

Garden details: Enclosed Garden, Front Garden, Rear Garden

#### **Entrance hall**

Bright, open plan entrance with wood effect laminate flooring and double glazed brown PVC front door.

#### **Living room**

w: 5.76m x l: 3.45m (w: 18' 11" x l: 11' 4")

Spacious living room with open coal fireplace, white mantel, tiled inset and hearth. Well decorated with feature built-in niche .

#### **Kitchen/diner**

w: 3.06m x l: 2.51m (w: 10' x l: 8' 3")

Large L shaped kitchen with an excellent range of low and high level units. Featuring laminated worktops, wood effect shaker style units, integrated electric oven, 4 ring electric hob, integrated 'pull out' extractor fan, integrated dishwasher and space for integrated fridge / freezer. Plenty of room for dining. Tiled flooring with large rear facing window overlooking garden area.

#### **Utility**

w: 1.96m x l: 1.7m (w: 6' 5" x l: 5' 7")

Continued tiled flooring, space for washer / drying machine and access to rear garden.

#### **FIRST FLOOR:**

##### **Landing**

##### **Bathroom**

w: 1.96m x l: 1.68m (w: 6' 5" x l: 5' 6")

Modern bathroom with white suite comprising of low flush WC, pedestal wash hand basin with chrome mixer tap and bath with electric shower. Tile effect grey vinyl flooring and and decorative ceramic tiling on walls.

##### **Bedroom 1**

w: 3.66m x l: 3.04m (w: 12' x l: 10' )

Spacious double room, well decorated.

##### **Bedroom 2**

w: 3.46m x l: 2.32m (w: 11' 4" x l: 7' 7")

Decent sized double room with built in wardrobe space

##### **Bedroom 3**

w: 3.34m x l: 2.46m (w: 10' 11" x l: 8' 1")

Bright double bedroom, well decorated.

#### **Outside**

Good sized fully enclosed rear garden with a combination of paving and decorative stone areas. Low maintenance garden with side access.

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



