

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

SSTC

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/Dining

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

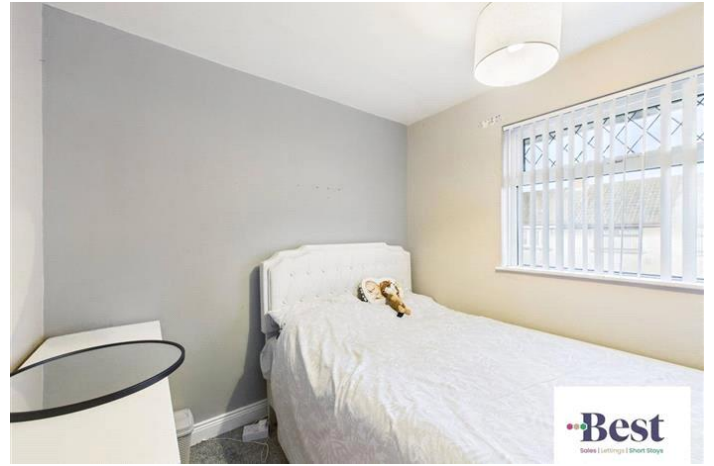
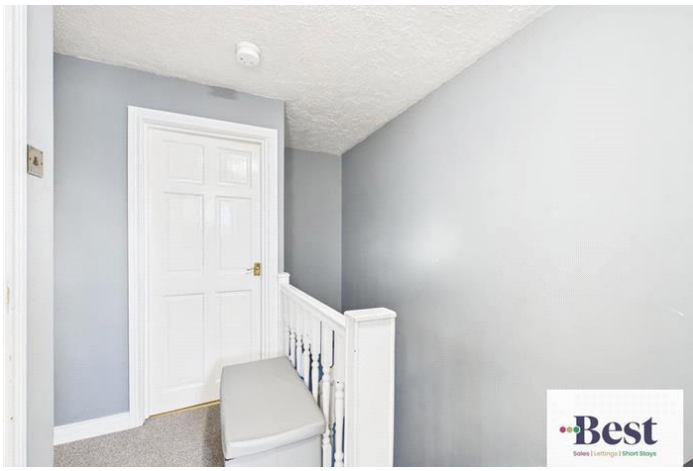
w: 3.34m x l: 2.46m (w: 10' 11" x l: 8' 1")

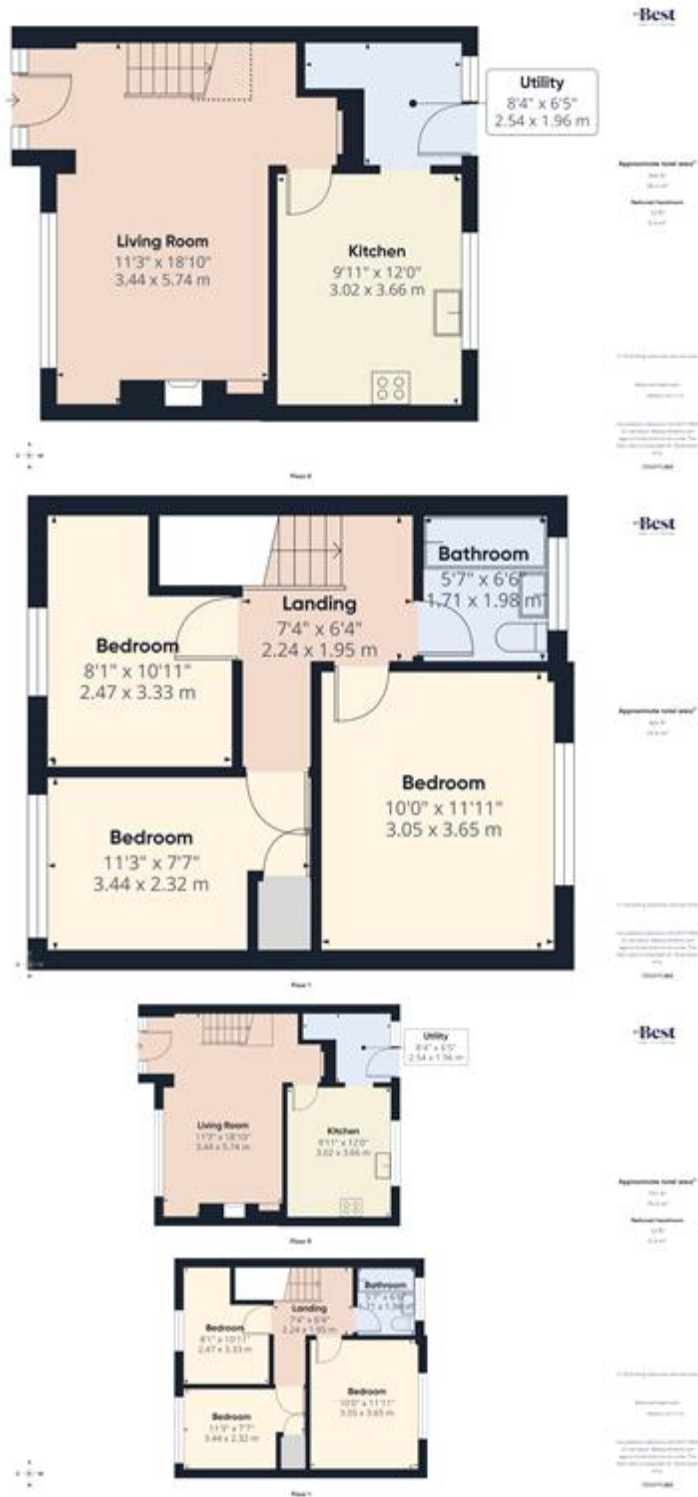
Bright double bedroom, well decorated.

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





| Energy Efficiency Rating | | Current | Potential |
|---|----------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 35 | 72 |

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/fitments 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.