

simon**BRIEN**
RESIDENTIAL

74C Carncome Road,
Connor, Ballymena, BT42 3NF



Asking Price £450,000

Telephone 02890 668888
www.simonbrien.com



ACCOMMODATION

GROUND FLOOR

ENTRANCE:

PVC door leading to:

ENTRANCE HALL:

Solid Oak wood strip flooring.

CLOAKROOM:

Low flush WC. Wash hand basin.



KEY FEATURES

- Attractive Detached Country Home
- Well Appointed & Presented Accommodation Throughout
- Four Generous Bedrooms
- Four Reception Rooms
- Country Style Kitchen With Casual Dining
- Separate Utility Room & Downstairs Cloakroom
- Family Bathroom & Ensuite
- Oil Fired Central Heating / PVC Double Glazing
- Detached Garage & Excellent Driveway Parking
- Pleasant Site Extending To 1 Acre With In Lawns & Front Paddock
- Popular & Convenient Semi-Rural Location Close To Motorway Networks, Ballymena, Ballyclare & Templepatrick
- Comfortable Commuting Distance To Belfast
- Viewing By Private Appointment

SUMMARY

If you are looking for peace and tranquillity with ease of access to Ballymena, Ballyclare, Templepatrick and Belfast via the M2 motorway, then look no further that this most desirable property. This detached family home is situated in this pleasant semi-rural area a short drive from the village of Connor.

The accommodation has been well maintained by the current vendors, and provides a layout of four generous bedrooms, four reception rooms, together with modern kitchen with casual dining area, utility room, family bathroom an ensuite.

Externally, the property is positioned on a generous site extending to approximately 1 acre with pleasant gardens laid predominately in lawns, front paddock, large detached garage and generous driveway parking.

All in all a superb opportunity to acquire a comfortable family home in a semi-rural location, close to main arterial routes.

Viewing is strictly by private appointment through our South Belfast office on 028 9066 8888.





LIVING ROOM:
16' 9" x 12' 4" (5.11m x 3.76m)

Attractive feature fireplace. Solid Oak wood strip flooring.
Open to:

DINING ROOM:
12' 4" x 11' 1" (3.76m x 3.38m)

Solid Oak wood strip flooring.

SUN ROOM:
11' 9" x 11' 2" (3.58m x 3.4m)

FAMILY ROOM:
13' 8" x 12' 5" (4.17m x 3.78m)

Wood-burning stove. Solid Oak wood strip flooring.



FIRST FLOOR

BEDROOM (1):
12' 5" x 12' 5" (3.78m x 3.78m)

BEDROOM (2):
13' 9" x 12' 5" (4.19m x 3.78m)

ENSUITE SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin.



KITCHEN WITH CASUAL DINING AREA:
19' 4" x 9' 7" (5.89m x 2.92m)

Excellent range of high and low level units. Inset sink. Integrated dishwasher. Recess for American style fridge/freezer and Range cooker.

UTILITY ROOM:

High and low level units. Single drainer stainless steel sink unit. Plumbed for washing machine. Door to rear.





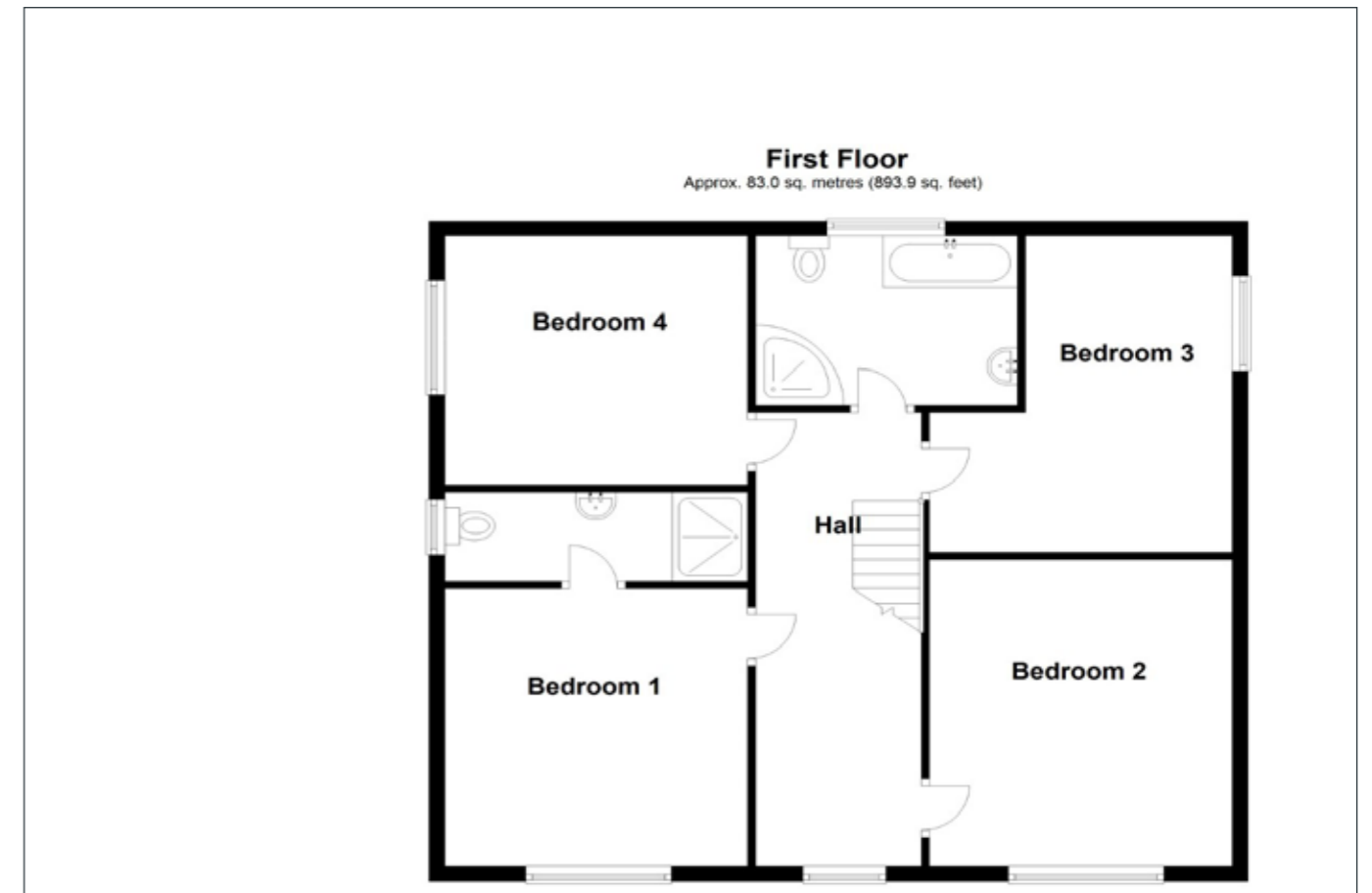
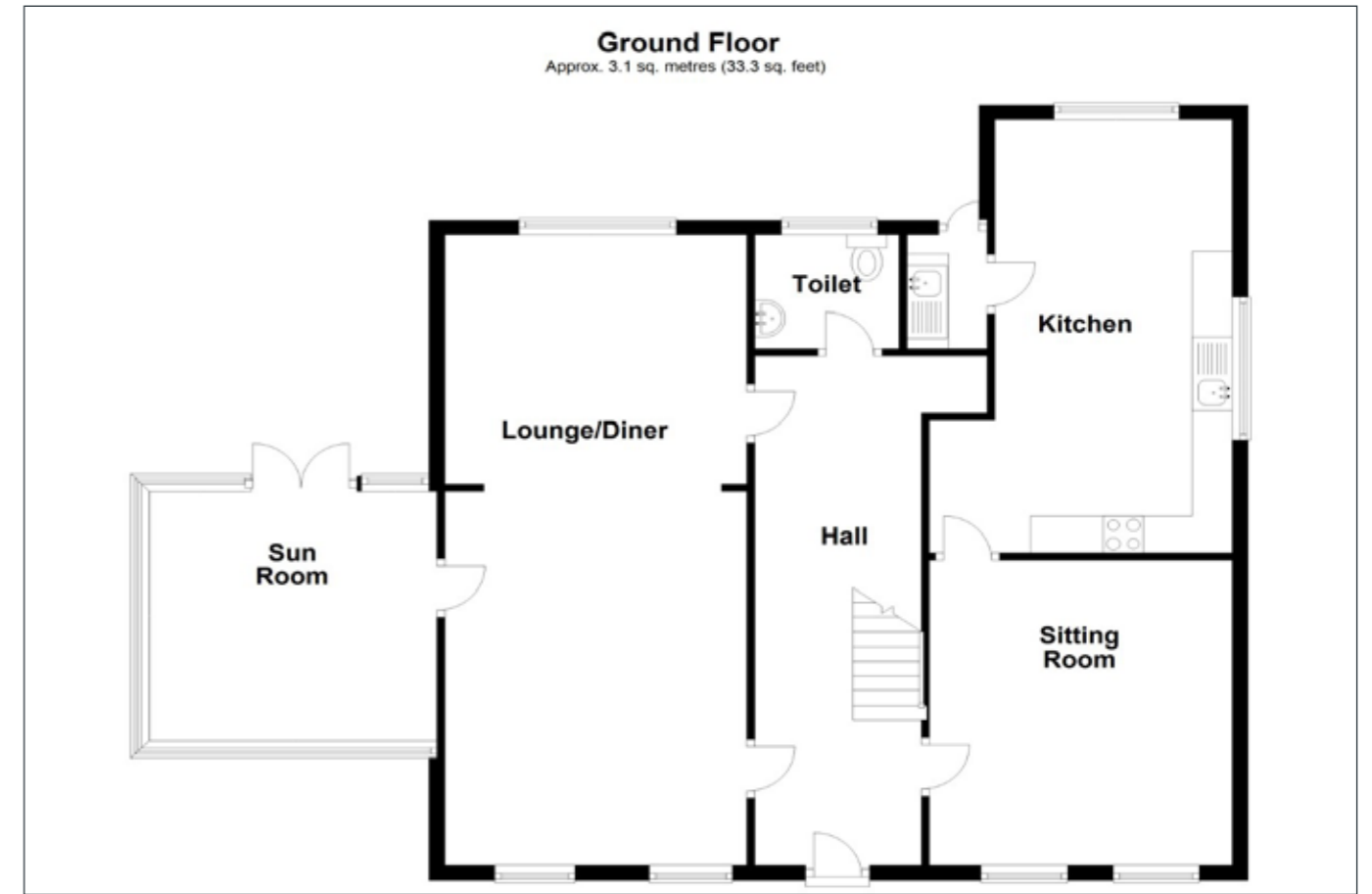
BEDROOM (3):
14' 2" x 6' 7" (4.32m x 2.01m)

BEDROOM (4):
11' 2" x 11' 0" (3.4m x 3.35m)

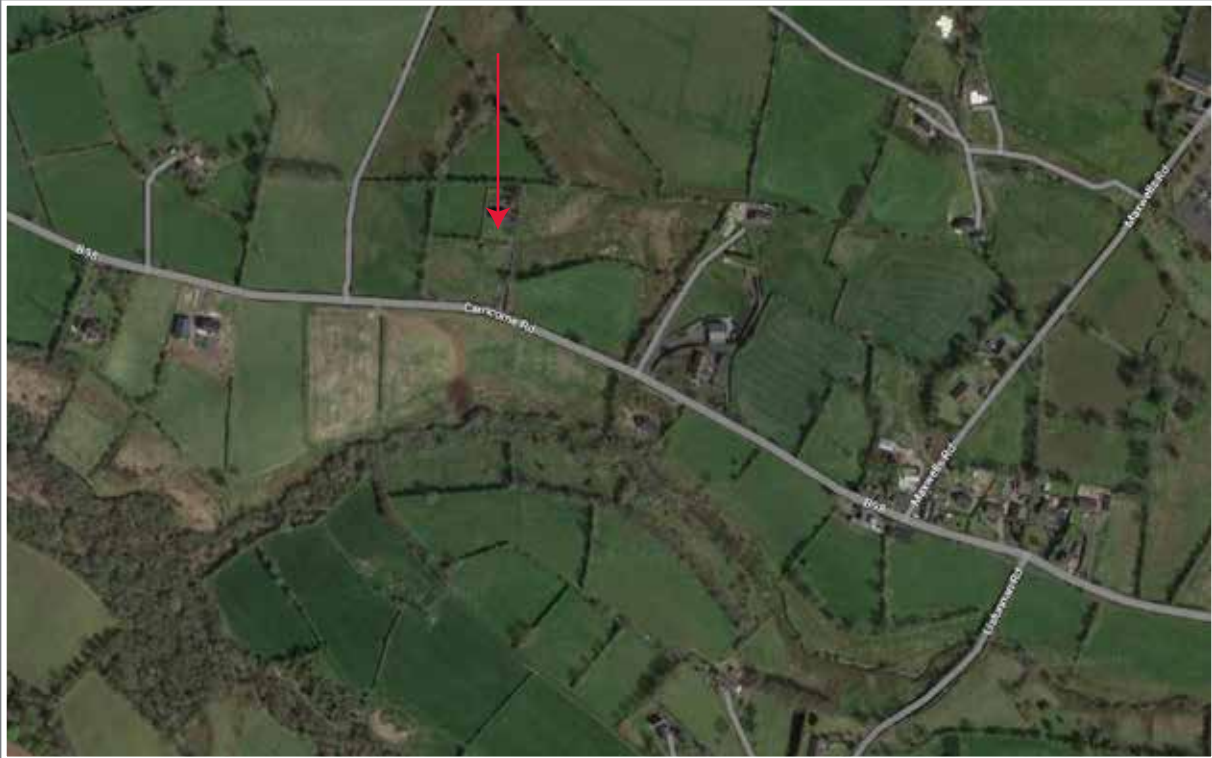
BATHROOM:
White suite comprising corner bath with mixer taps and telephone hand shower. Separate shower enclosure. Low flush WC. Pedestal wash hand basin.

LANDING:
Hot-press and access to roof space.

OUTSIDE
Site extending to 1 acre in lawns with front paddock. Summerhouse and dog run. Detached garage.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/C/23/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	70 C
39-54	E		
21-38	F		
1-20	G		

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