



50 Crosshill View, Kells, Ballymena, BT42 3JT

- Semi Detached Villa
- Lounge; Wood Burning Stove
- Fully Tiled Bathroom With Three Piece Suite
- Private Driveway; Metal Car Port
- Convenient Location
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen; Conservatory
- Oil Heating; PVC Double Glazing
- Low Maintenance Gardens Front And Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £109,950

EPC Rating E



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor. Stairwell leading to first floor. Access to under stairs storage.

#### LOUNGE 12'10" x 11'6"

Cast iron wood burning stove on granite hearth. Picture window to front elevation. Wood laminate floor covering.

#### KITCHEN 12'2" x 7'1"

Modern fitted kitchen with range of high and low level storage units and contrasting marble effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer and tumble dryer. Plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. PVC double glazed door leading to:



### **CONSERVATORY 13'7" x 9'9"**

In PVC double glazed frame with matching French doors to rear garden. Wood laminate floor covering.

### **FULLY TILED BATHROOM**

White three piece suite comprising tile encased bath, pedestal wash hand basin and WC. Electric shower over bath.

### **FIRST FLOOR**

#### **LANDING**

Access to partially floored roof space via slingsby style ladder.

#### **BEDROOM 1 11'9" x 10'0"**

Herringbone design timber flooring.

#### **BEDROOM 2 11'7" x 8'2"**

Wood laminate floor covering.

#### **BEDROOM 3 8'7" x 7'5"**

Wood laminate floor covering. Access to shelved hot press.

### **EXTERNAL**

Front garden finished in decorative stone and range of plants, trees and shrubbery.

Tiled entrance canopy.

External lighting.

Generous sized private driveway area finished in tarmac.

Metal car port.

External power points.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance, paved rear garden.

Boiler house.

Enclosed service area with PVC oil storage tank.

Outside tap.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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 William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.  
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*Immaculately presented, three bedroom, semi detached villa with large conservatory, generous sized private driveway, metal car port and fully enclosed paved rear garden, located within the popular and conveniently positioned Crosshill View development, Kells, Ballymena. The property comprises entrance hall, lounge with cast iron wood burning stove, modern fitted kitchen with PVC double glazed door leading into large conservatory, three well proportioned first floor bedrooms, and fully tiled ground floor bathroom with white three piece suite. Externally the property enjoys generous sized private driveway area finished in tarmac, metal car port, front garden finished in decorative stone and range of plants, trees and shrubbery, and fully enclosed, low maintenance, paved rear garden. Other attributes include oil fired central heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.*



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>60</b>
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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