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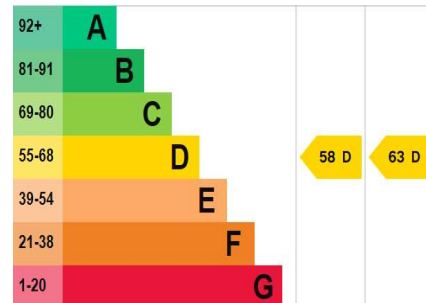
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4 FORTOWNS MANOR

AHOGHILL, BALLYMENA, BT42 1RS

- 3-Bed Detached House on Corner Site
- Detached Garage & Mature Gardens
- Quiet Private Development in the Award Winning Ahoghill Village
- Oil Central Heating & Wooden DG Windows

PRICE: Offers Over £175,000



028 2565 2272
28-30 Thomas Street, Ballymena

www.mccartneyandcrawford.com
mail@mccartneyandcrawford.com



Welcome to **4 Fourtowns Manor, Ahoghill**; a charming three-bedroom detached house nestled within a quiet private development. With its tranquil surroundings and convenient location, this property presents an exceptional opportunity for those discerning families and downsizers. Being evidently well cared for by the previous owners, **No. 4** boasts a sensible and practical layout with the potential of an extra bedroom. You could easily move in and get settled to this right away.

Inside you are greeted with a light and airy entrance hall, a sitting room (or potential bedroom four), the main living area with a bay window to the side, a dining room, kitchen, and utility. Upstairs, you will find a landing area with attic access, the master bedroom with its own en-suite, a family bathroom, and two further bedrooms; all with their own eave's storage cupboards.

Outside, the property sits on a spacious corner site with mature gardens, off-street parking and a detached garage complete with lighting and electrics.

Seldom does such a property come on the open sales market in the area, and with the fantastic potential, we have no doubt this will be a popular contender in any shortlist. Get in touch with us to arrange your personal viewing.

DOWNSTAIRS ACCOMMODATION

HALLWAY 6'7 x 14'1

Features: *uPVC Double Glazed Front Door and Sidelight, Carpeted Flooring, Socket Point, Radiator.*

DOWNSTAIRS WC 4'0 x 5'3

Features: *Tiled Flooring, Partially Tiled Walls, Wooden Double Glazed Window to Front, W/C, Wash Hand Basin, Radiator, Electrics Cupboard.*

SITTING ROOM/POTENTIAL BEDROOM 10'4 x 12'7

Features: *Carpeted Flooring, 3x Wooden Double Glazed Windows to Front and Side, Radiator, Socket Points, Open Fire.*

LOUNGE 11'10 (WP) x 10'4 (WP)

Features: *Carpeted Flooring, Large Wooden Double Glazed Bay Window to Side, Radiator, Open Fire.*

DINING ROOM 9'6 x 11'8

Features: *Carpeted Flooring, Wooden Double Glazed Window to Side, Radiator, Socket Points.*

KITCHEN 11'7 x 9'2

Features: *Fully Tiled Flooring & Walls, Range of Eye and Low-Level Wooden Units, Laminate Worktop, Stainless Steel Sink & Drainer, Radiator, Socket Points, Space for Fridge / Freezer & Cooker, Wooden Double Glazed Window to Side, leading to...*

UTILITY 5'4 x 7'3

Features: *Tiled Flooring, Range of Eye and Low-Level Laminate Units, Stainless Steel Sink and Drainer, Plumbed for Auto, Socket Points, Radiator, Alarm Point, Wooden Double Glazed Window to Rear, uPVC Double Glazed Door to Rear.*



UPSTAIRS ACCOMMODATION

STAIRS AND LANDING

Features: *Open Stairs with Carpet, Attic Access, Hot-Press Cupboard with Tank & Shelving.*

BEDROOM ONE 10'4 (WP) x 12'6 (WP) (Not Inc. Built-In Units)

Features: *Carpeted Flooring, Socket Points, 2x Wooden Double Glazed Windows to Side, Eaves Storage Cupboards, Large Double Door Built-In Storage Cupboard.*

EN-SUITE 6'4 (WP) x 7'7 (WP)

Features: *Lino Flooring, Wooden Double Glazed Velux to Rear, Pink W/C, Pink Wash Hand Basin with Built-In Cupboards Underneath, Glass Shower Enclosure with Electric Shower, Radiator.*

FAMILY BATHROOM 6'6 (WP) x 7'7 (WP)

Features: *Lino Flooring, Beige W/C, Beige Bath with Telephone Tap, Beige Wash Hand Basin, Fully-Tiled Walls, Radiator, Wooden Double Glazed Window to Rear.*

BEDROOM TWO 11'8 x 9'1

Features: *Carpeted Flooring, Wooden Double Glazed Window to Side, Socket Points, Radiator, Eaves Storage.*



BEDROOM THREE 8'2 x 11'8

Features: *Carpeted Flooring, Wooden Double Glazed Window to Side, Socket Points, Radiator, Eaves Storage.*

OUTSIDE

GARDEN

Features: *Corner Site with Mature Shrubbery & Foliage, Paviour Driveway & Pedestrian Walkway around Perimeter of House, Outside Tap, Off-Street Parking.*

GARAGE 11' x 24'10

Features: *Up & Over Door to Front, Concrete Floor, Wooden Pedestrian Door to Side, Electrics and Lighting.*

RATES 23/24: £1353.94

TENURE: Leasehold - £40 P/A

SIZE: C. 1442 sqft / 134 sqm

VIEWINGS: Viewing with Agent Only.



These particulars, whist believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCartney and Crawford has the authority to make or give any representation or warranty in respect of the property.