



74b Carncome Road

Connor, Ballymena, BT42 3NF

Offers Around £365,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC composite front door with matching side screens. Access to store and hot press. Solid Oak flooring. Stairwell to first floor.

LOUNGE

17'8 x 11'9 (5.38m x 3.58m)

Solid Oak flooring. Focal point Inglenook style fireplace with slate tiled hearth. Twin windows to front elevation.

OPEN PLAN KITCHEN/DINING/LIVING AREA

27'3 x 13'8 (8.31m x 4.17m)

Modern fitted 'Farmhouse' style shaker kitchen with high and low level storage units and contrasting granite worksurfaces. Matching island unit with breakfast bar area. Space for range style oven in brick Inglenook recess. Freestanding American style fridge freezer. Integrated dishwasher. Ceramic sink unit. PVC double glazed rear door.

Focal point brick Inglenook style recess with multi-fuel burning stove to living area. Dual aspect windows. Tiled floor.

UTILITY ROOM

9'2 x 5'8 (2.79m x 1.73m)

Low level storage units. Space for washing machine and tumble dryer. Stainless steel sink unit. Access to pantry unit and built in storage. Tiled floor.

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising corner vanity unit and WC. Tiled floor.

SUNROOM

13'1 x 12'8 (3.99m x 3.86m)

Engineered wood flooring. Triple aspect windows enjoying far reaching countryside views. Recessed downlighting.

PRINCIPAL BEDROOM

13'9 x 11'9 (4.19m x 3.58m)

Twin windows to front elevation.

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, pedestal wash hand basin and WC. Fully panelled walls.

BEDROOM 4

11'8 x 9'9 (3.56m x 2.97m)

BEDROOM 5

11'8 x 10'1 (3.56m x 3.07m)

Wall to wall fitted wardrobes in glazed doors. (Currently used as a dressing room).

FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, shower cubicle with electric shower over, vanity unit and WC. Fully panelled walls and tiled floor.

FIRST FLOOR

LANDING

Access to three built in storage areas. Velux window.

STUDY/OFFICE

8'4 x 6'6 (2.54m x 1.98m)

Porthole window to hallway.

BEDROOM 2

14'2 x 9'9 (4.32m x 2.97m)

Views over the surrounding countryside. Access to eaves storage.

BEDROOM 3

14'2 x 13'8 (4.32m x 4.17m)

Access to eaves storage. Velux window. Wall mounted electric fire.

DELUXE FAMILY BATHROOM

Deluxe modern fitted four piece suite comprising 'roll top' freestanding bath, shower cubicle with mains shower, and drench shower head over, pedestal wash hand basin and WC. Velux window. Half panelled walls.

EXTERNAL

Sweeping private driveway in tarmac with electronically controlled entrance gates. Private gardens to the front and side in lawn with wide array of mature plants, trees and shrubs. Access to landscaped yard area to side and rear allowing ample parking for multiple vehicles. Paved patio area to the rear enjoying expansive views over the surrounding countryside. Access to a gated orchard comprising apple, cherry

and plum trees, with sheltered entertainment/BBQ area.

Twin timber sheds.

Oil fired central heating boiler (pressurised system).

PVC fascia soffits and rainwater goods.

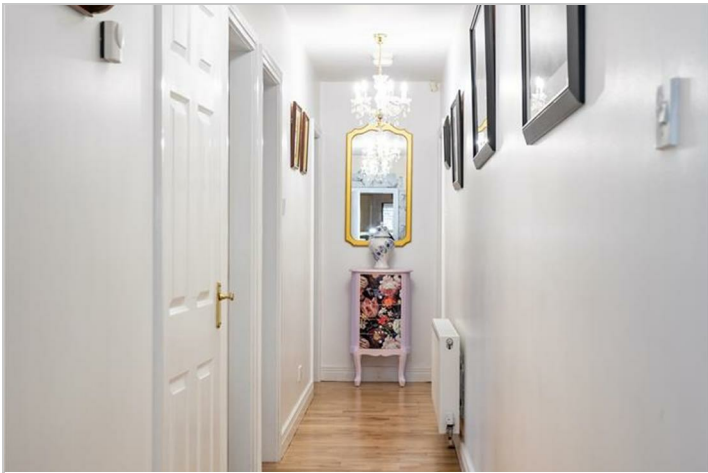
Outside tap and lighting.

DETACHED WORKSHOP

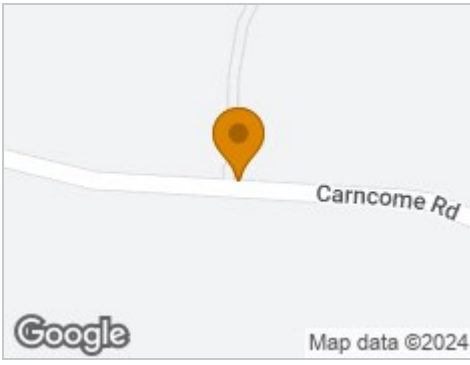
45'11 x 32'10 (14.00m x 10.01m)

Corrugated metal sliding entrance door. Concrete flooring. Access to kitchenette and storage area. Power, light and heating.

(Approx. Ridge height - 16'5") (Approx. Eaves height - 12'42)



Road Map



Hybrid Map



Terrain Map



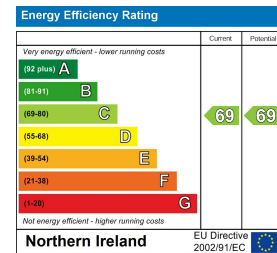
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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