



## 21 Church Road, Gracehill, Ballymena, BT42 2NL

£800 Per month



Set in the original part of Gracehill village, itself a Conservation Area, a Moravian Settlement dating from the 18th Century, this unique residence is offered for let for an initial period of six months.

Offering circa 1,400 sq ft of internal accommodation, this Grade A listed building offers family size living accommodation in the heart of Gracehill village. Enjoying views over the village square, with parking available to the rear, this period townhouse will likely be popular from outset.

Pets will be at the discretion of the landlord and smoking will not be permitted within the property. Potential tenants will be asked to complete an application form (for which there is no charge) and a guarantor will be required.

The application form can be found here: [harryclarke.co.uk/tenancy-application/](http://harryclarke.co.uk/tenancy-application/).

## Property Features

- Four bedroom townhouse in the heart of Gracehill Village
- Two formal reception rooms
- Fitted Kitchen
- Ground floor family bathroom
- Four well proportioned first floor bedrooms
- Oil fired heating system
- Single glazed sliding sash windows
- On street parking to the front
- Back garden with off street parking to the rear



## Accommodation (Dimensions and Areas are approximate)

### Ground floor

**Entrance Hall 20'0" x 6'11" (6.1 x 2.11)**

Hardwood front door.  
Under stairs storage.

**Living Room 19'1" x 10'8" (5.82 x 3.27)**

**Sitting Room 10'10" x 9'0" (3.31 x 2.76)**

**Kitchen 12'0" x 12'3" (3.66 x 3.74)**

Fitted with a range of eye and low level units.  
Laminate work surfaces with tiled splash back areas over.  
Hardwood back door.



**Bathroom 10'9" x 7'8" (3.28 x 2.35)**

Fitted with a bath (mixer shower over) wash hand basin and W/C. Tiled splash back areas. Built in hot press.

### First floor

**Landing 19'10" x 6'6" (6.06 x 2)**

Built in wardrobe.

**Bedroom 1 10'11" x 9'4" (3.33 x 2.87)**

**Bedroom 1 plus 11'9" x 12'1" (max) (3.6 x 3.7 (max))**

**Bedroom 2 18'11" x 10'9" (5.79 x 3.29)**

**Bedroom 3 10'9" x 7'8" (3.28 x 2.36)**

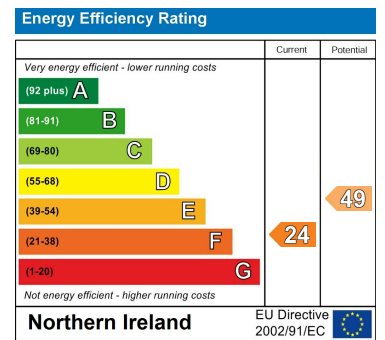




## Area Map



## Energy Efficiency Graph



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