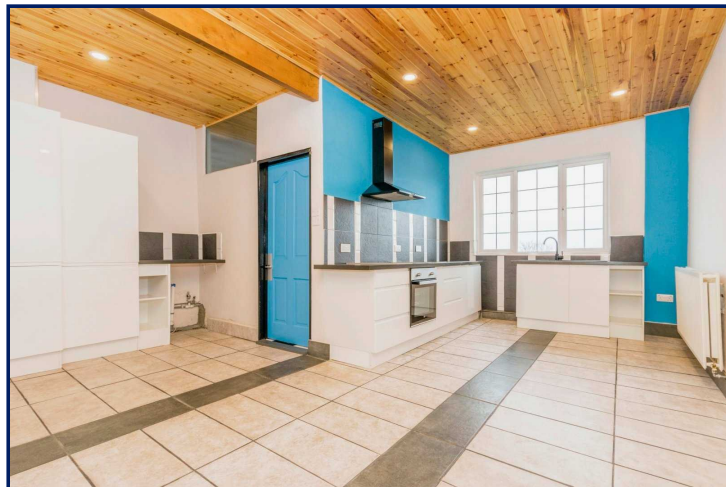



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



30 Main Street, Ballycarry, BT38 9HG

**Offers in the region of: £295,000**

 **Reeds Rains**

reedsrains.co.uk



## 30 Main Street, Ballycarry

Recently renovated detached property currently being used as two separate apartments with additional studio and large garage / workshop. Offering a host of versatile accommodation with the present owners living in the top floor and the ground floor area used as a separate apartment ideal for a rental income or Air B&B (subject to approval). Modernised throughout with exceptional uninterrupted views from the rear and additional studio area suited to working from home or as an entertainment area. A dual oil fired central heating system is installed for each apartment. Externally there is a parking area to the rear and large garage / workshop. This unique home is situated within the village of Ballycarry with local shop and schooling all just a short stroll away. An internal viewing is essential to appreciate all this fine home has to offer.

### Ground Floor Area

Presently used as a separate apartment ideally suited for an annex or for an Air B&B subject to relevant approval.

### Lounge Area

20'2" x 14' (6.15m x 4.27m)  
Laminate wooden floor. Feature stained glass window.

### Inner Hall

Open through to kitchen/dining area.

### Kitchen/Diner

19'8" x 19'4" (6m x 5.9m)  
Modern range of fitted high and low level units. One and a half bowl sink unit with mixer tap. Built in hob and oven. Extractor fan. Part tiled walls and tiled floor. Pine strip ceiling. Exceptional views over surrounding countryside.

### Shower Room

Contemporary white suite comprising shower cubicle with Jet shower attachment, vanity unit and low flush wc. Part tiled walls and tiled floor. Pine strip ceiling.

### Bedroom 1

14' x 12'6" (4.27m x 3.8m)  
Laminate wooden floor. Built in robes.

### Bedroom 2

12'6" x 12'2" (3.8m x 3.7m)  
Laminate wooden floor.

### First Floor Apartment

### Entrance Hall

### Utility Room

16'7" x 10'1" (5.05m x 3.07m)  
Single drainer stainless steel sink unit with mixer tap. Tiled floor.

### Open Plan Kitchen/Diner

17'9" x 15'4" (5.4m x 4.67m)  
Excellent range of fitted high and low level units. Built in hob and oven. Extractor fan. One and a half bowl sink unit with mixer tap. Dining area with laminate wooden floor. Double glazed patio door to balcony. Exceptional views.

### Balcony

Tiled floor. Uninterrupted views over surrounding countryside.

### Lounge Area

16'5" x 8'9" (5m x 2.67m)  
Wood strip floor.

### Inner Hall

### Bedroom 1

16'2" x 7'8" (4.93m x 2.34m)  
Built in robe with sliding doors.

### Bedroom 2

17'5" x 11'5" (5.3m x 3.48m)  
Range of fitted robes with sliding doors. Laminate wooden floor.

### Bedroom 3 / Study

10'9" x 10'7" (3.28m x 3.23m)  
Laminate wooden floor.

### Bathroom

Four piece suite comprising PVC panelled bath, separate shower cubicle with rain head shower attachment, vanity unit and low flush wc. Part tiled walls. Heated towel rail.

### Additional Studio Area

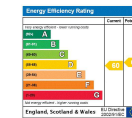
First floor studio of approximately 55 sq. meters ideal suited to variety of uses including additional apartment, games room, yoga loft or home office. Superb views.

Separate cloakroom with wc and vanity unit.

### Attached Garage/Workshop

23'5" x 20'5" (7.14m x 6.22m)  
Metal up and over door. Dual oil tanks. Light and power.

### Parking Area To The Rear



For full EPC please contact the branch.

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All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area 320.5 m<sup>2</sup> (3,450 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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