



41 Carniny Road, Ballymena, BT43 5LA

Offers in the region of £220,000



Meticulously well maintained, this deceptively spacious detached bungalow boasts four formal reception rooms and three well proportioned bedrooms, with an abundance of easily maintained outdoor space.

Located in a sought after location, convenient to local schools, Ballymena Town Centre and its arterial commuter routes, this property is likely to be popular with both families and those perhaps seeking to downsize.

Personal inspection is highly recommended in order to fully appreciate all this fine home has to offer.

Property Features

- Spacious detached bungalow of circa 1,250 sq ft
- Four reception rooms
- Three well proportioned bedrooms
- Family bathroom
- Oil fired heating system
- PVC double glazed
- Two garages, plus workshop and smaller stores
- Front garden, laid in lawn with an asphalt driveway extending to the rear
- Back yard with ample space for parking, plus a fully enclosed back garden
- Located in an established, well regarded area

Accommodation

(Dimensions and Areas are approximate)

Entrance Hall 3'9" x 3'1" (1.16 x 0.94)

PVC front door.

Wood effect laminate flooring.

Glazed door into main hallway.

Walls finished in pine cladding.

Hall

Wood effect laminate flooring.

Built in hot press.

Living Room 15'3" x 10'11" (4.65 x 3.34)

Adam style fireplace surround with a marble tiled hearth (back linked to heat water).

Kitchen / Dining Area 17'3" x 9'8" (5.28 x 2.97)

Fitted with a range of oak eye and low level units. Laminate work surfaces with tiled splash back areas over. Integrated fridge/freezer. Cooker and hob with integrated extractor fan over. Plumbed for washing machine and dishwasher. PVC back door. Pine clad ceiling.

Sitting Room 8'4" x 7'6" (2.56 x 2.31)

Wood effect laminate flooring.

Family Room 14'1" x 10'11" (4.31 x 3.34)

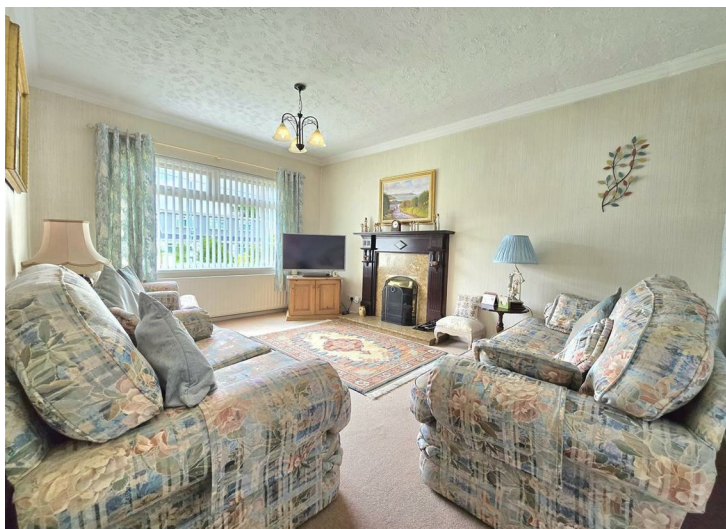
Wood effect laminate flooring.

Set in an open plan with the Dining Room.

Dining Room 10'11" x 10'4" (3.35 x 3.15)

Set in an open plan with the Family Room.

Please note, only a stud wall separates this room from the main living room, which could be easily removed to form a large open plan living area with a dual aspect if desired.



Bedroom 1 10'5" x 8'2" (3.19 x 2.51)

Wood effect laminate flooring.

Bedroom 2 11'8" x 10'7" (3.56 x 3.24)

Bedroom 3 10'7" x 10'4" (3.24 x 3.15)

Wood effect laminate flooring.

Bathroom 7'1" x 6'0" (2.17 x 1.84)

Fitted with a white suite including a bath, shower cubicle with electric shower, wash hand basin and W/C. Tiled splash back areas.

Pine clad ceiling.

Outside

Front garden, laid in lawn with decorative gravel flower beds and an asphalt driveway extending to the rear. Gates are installed at the entrance and rear yard.

The back yard consists of a large asphalt parking area, paved patio area and small lawn. In addition to this is private, fully enclosed back garden, laid in lawn with raised decorative gravel flower beds.

Rear garage store 8'11" x 3'0" (2.74 x 0.92)

Fitted with a W/C and wash hand basin (hot water from an electric heater).

Detached garage 15'10" x 8'11" (4.85 x 2.72)

Automatic roller door.

Pedestrian access door to the side.

Lights and power.

Small Store 7'2" x 5'8" (2.19 x 1.73)

Lights and power.

Garage 19'11" x 10'2" (6.09 x 3.11)

Automatic roller door.

Lights and power.

Pedestrian access to workshop.

Workshop 20'0" x 9'11" (6.12 x 3.03)

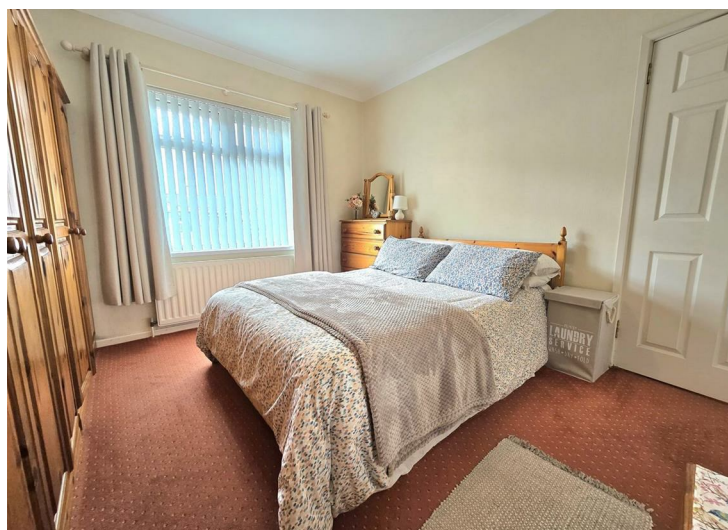
Pedestrian access door.

Lights and power.

Pedestrian access into garage.

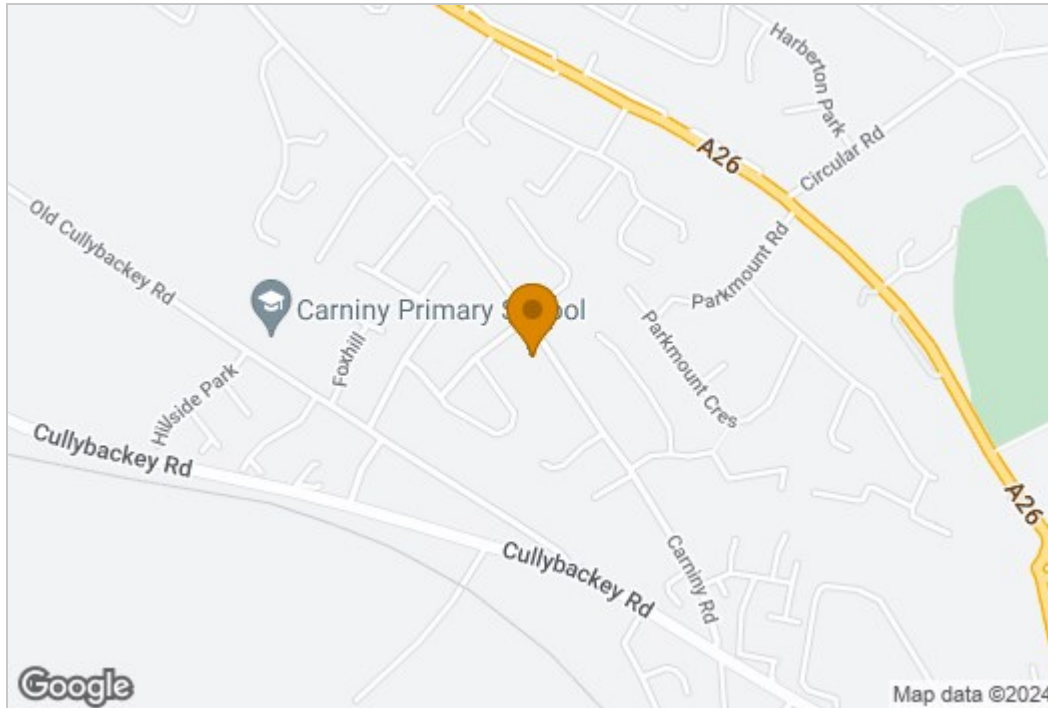
Car port

Pedestrian door through to private rear garden.





Area Map



Energy Efficiency Graph

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

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