



167. Carniny Road

Ballymena, BT43 5NJ

Offers Around £385,000



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GROUND FLOOR

Entrance Porch

Tiled flooring.

Hallway

Solid oak engineered flooring.

Lounge / Formal Dining

28'1" x 13'1" (8.58 x 3.99)

Marble fire place with gas fire inset. Large Bay Window.

Kitchen / Family Dining / Living

13'9" x 25'10" (4.21 x 7.88)

Oak high and low level units with display cabinets, and under unit lighting. Granite worktops. Central island with 1 1/2 stainless steel sink. Integrated microwave. Space for range cooker and American style fridge / freezer. One Step flooring. Multi fuel stove in family living area. Informal family dining area within sunroom. Sliding patio doors to the rear garden and patio area.

Utility Room

9'11" x 6'4" (3.04 x 1.95)

Refitted high and low level painted solid wood units. Stainless steel sink. Space for washing machine and tumble dryer. One Step flooring. Back door.

Family Bathroom

9'1" x 9'6" (2.77 x 2.91)

Fitted four piece suite comprising bath, shower cubicle with mains shower, wash hand basin and WC. Fully tiled walls and tiled flooring.

Bedroom 1 - Front

11'6" x (3.53 x)

Built in robes.

Bedroom 2 - Rear

11'5" x 13'1" (3.48 x 4.01)

Bedroom 3 - Rear

11'5" x 10'7" (3.5 x 3.25)

En-suite

3'5" x 6'5" (1.06 x 1.98)

Fitted three piece suite comprising shower cubicle with electric shower over, wash hand basin and WC.

FIRST FLOOR

Landing and loft access.

Bedroom 4

15'4" x 13'0" (4.69 x 3.97)

En-suite bathroom

6'4" x 12'10" (1.95 x 3.93)

Fitted three piece suite comprising corner panelled jacuzzi bath, wash hand basin and WC.

OUTSIDE

Detached Garage

23'7" x 20'8" (7.19 x 6.30)

Electric roller shutter door. Separate service door. WC and WHB. Power and lighting.

Log Store and Lean To

Gardens

Decked patio area leading from Sunroom/Back door. Gardens to front and side laid in lawns. Fully enclosed rear gardens and tarmacked parking/yardage. Brick pavia driveway with stone faced walls.



Road Map



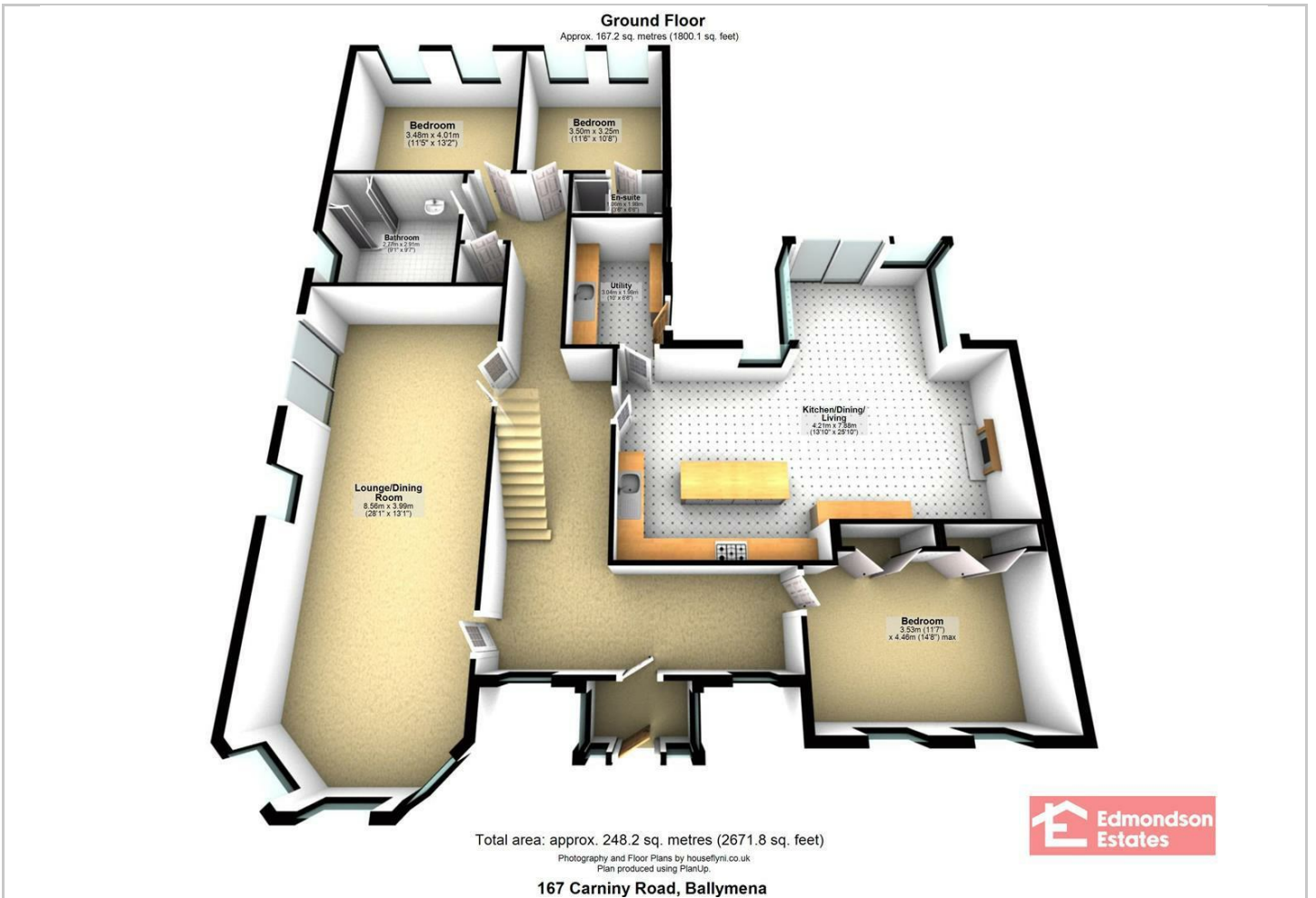
Hybrid Map



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

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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