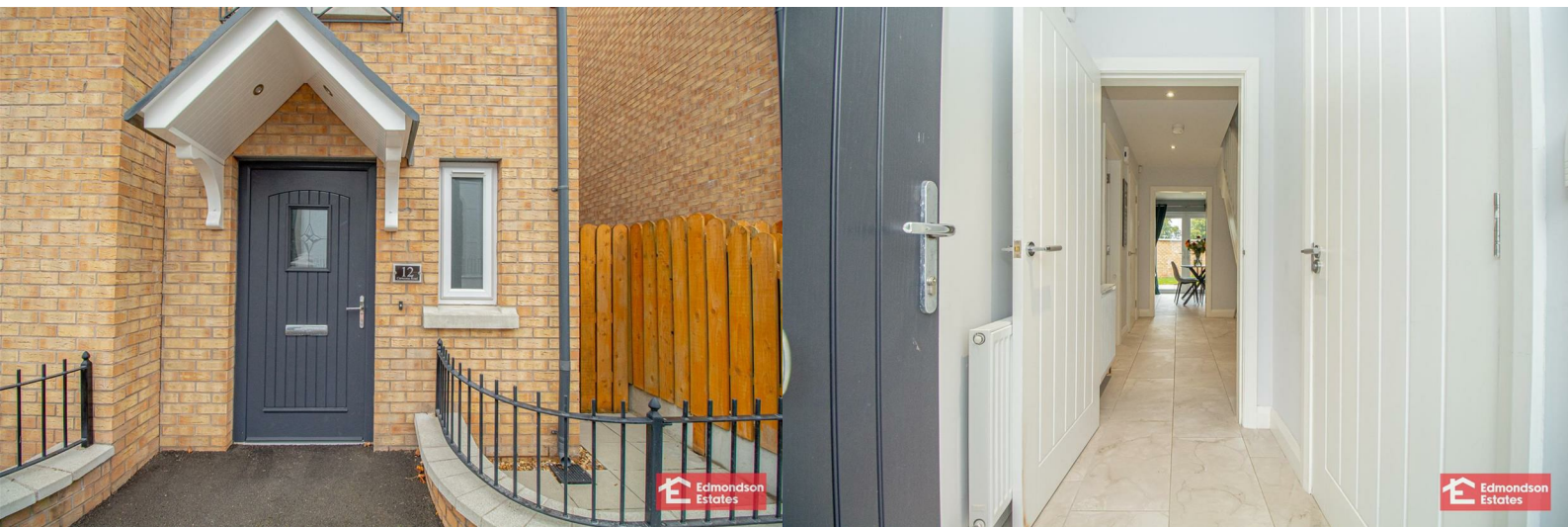




## 12 Carncome Road

Connor, Ballymena, BT42 3LA

Offers Around £185,000





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed composite front door. Alarm panel. Stairwell to first floor. Tiled floor.

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising semi-pedestal wash hand basin and WC. Tiled floor.

#### LOUNGE

14'9 x 10'9 (4.50m x 3.28m)

widest points. Recessed downlighting.

#### KITCHEN WITH INFORMAL DINING AREA

18'3 x 10'9 (5.56m x 3.28m)

Modern fitted kitchen with high and low level storage units and contrasting granite effect work surfaces. Matching upstands. Black composite sink unit. Integrated appliances to include fridge freezer, dishwasher, 4 ring electric hob and oven with black stainless steel extractor hood over. PVC double glazed French doors to garden. Tiled floor.

#### UTILITY ROOM

8'5 x 5'2 (2.57m x 1.57m)

Matching high and low level storage units. Space and plumbing for washing machine and tumble dryer. Stainless steel sink unit. Gas fired central heating boiler (housed). PVC double glazed side door to garden.

### FIRST FLOOR

### LANDING

Access to store and roof space via slingsby style ladder.

#### PRINCIPAL BEDROOM

14'7 x 12'1 (4.45m x 3.68m)

widest points.

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, semi-pedestal wash hand basin and WC. Chrome towel radiator. Fully tiled walls to shower and tiled floor.

#### BEDROOM 2

10'8 x 10'8 (3.25m x 3.25m)

Views over countryside to the rear.

#### BEDROOM 3

10'8 x 7'1 (3.25m x 2.16m)

Views over countryside to the rear.

#### FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath with mains shower over, semi-pedestal wash hand basin and WC. Fully tiled walls to bath and tiled floor.

### EXTERNAL

Private driveway in tarmac.

Side and rear gardens in lawn with paved patio area. PVC fascia, soffits and rainwater goods.

Outside tap and lighting.

Views over countryside to the rear.





## Road Map



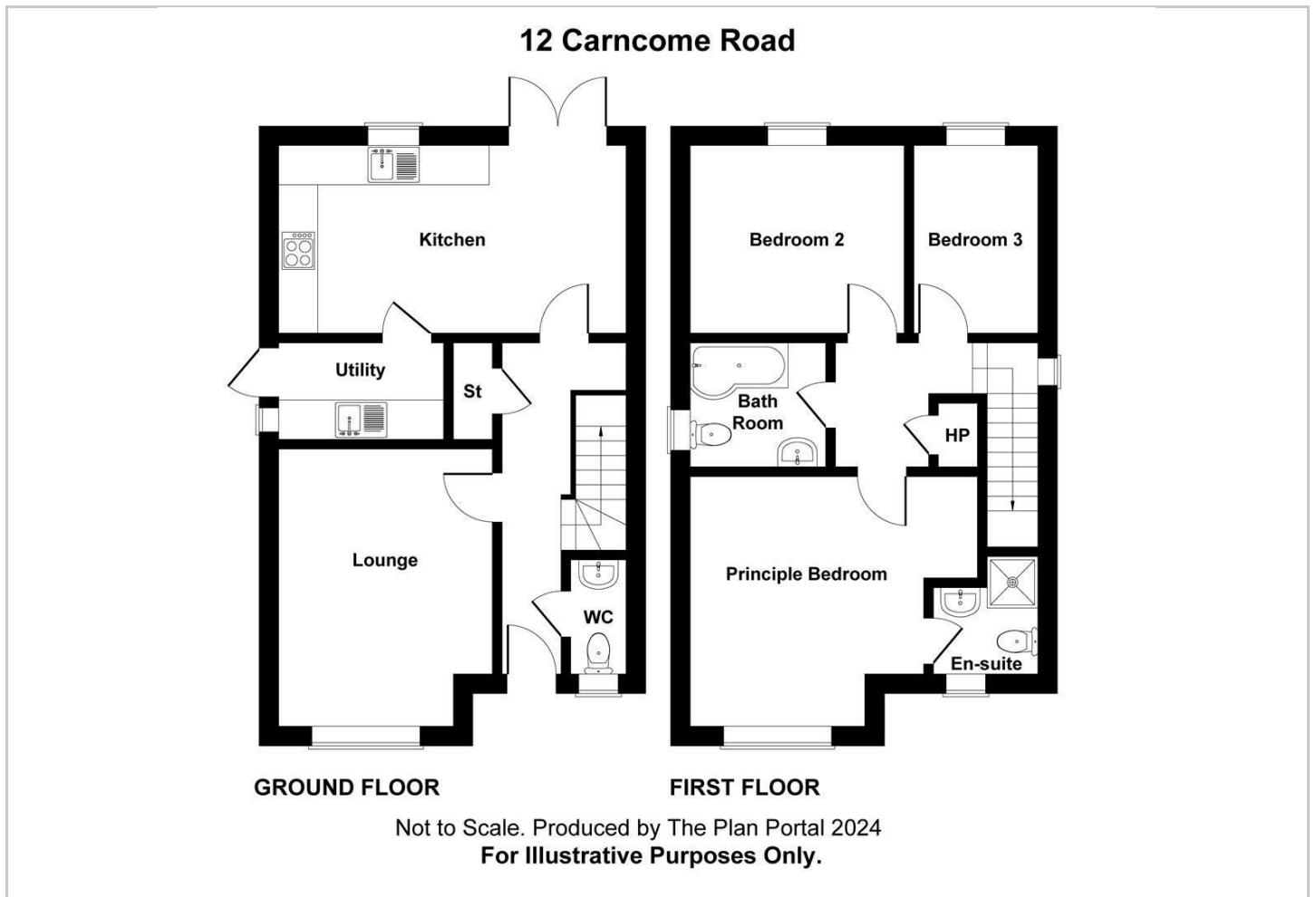
## Hybrid Map



## Terrain Map



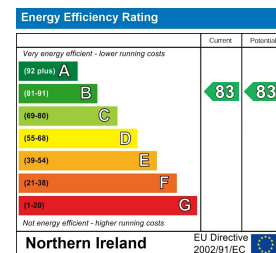
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.