



## 110 Slaght Road, Ballymena, BT42 2JJ

Offers in the region of £95,000



Located in rural surroundings, approximately three miles from Ballymena town centre, this charming two bedroom mid terrace country house offers easily managed living accommodation in a quiet location. Deceptively spacious and beautifully finished throughout, with a large back garden and peaceful surroundings, this property should be of particular appeal to first time buyers and investors alike.

Personal inspection is highly recommended in order to fully appreciate the quality of this fine home and early viewing is recommended in order to avoid disappointment.

## Property Features

- Mid Terrace Cottage
- Two Formal Reception Rooms including Living Room and Dining Room
- Large contemporary bathroom fitted with roll top bath, WHB, LFWC and shower cubicle with electric shower
- Oil fired heating system
- PVC Double glazed external windows
- Large garden to the rear with patio area
- Quiet countryside location approximately three miles from Ballymena Town Centre
- Chain free

## Accommodation

(Dimensions and Areas are approximate)

### Ground Floor

**Entrance Hallway 9'3" x 3'4" (2.83 x 1.02)**

Hardwood effect front door. Wood effect laminate flooring.

**Living Room 11'3" x 9'10" (3.44 x 3.02)**

Wood burning stove on a slate hearth. Wood effect laminate flooring. Open plan with dining room.

**Dining Room 9'6" x 8'6" (2.9 x 2.6)**

Wood effect laminate flooring. Double French doors opening to the kitchen. Open plan with living room.

**Kitchen 10'11" x 9'4" (3.34 x 2.85)**

Modern fitted kitchen with a range of eye and low level units. Formica worktops with tiled splashback areas. Space for cooker with stainless steel extractor fan above. Space for large fridge/freezer. Plumbed for a washing machine. PVC Back door. Tiled floor.

**Inner Hallway 8'11" x 3'1" (2.73 x 0.94)**

Tiled floor. Under stairs storage space.

**Bathroom 10'11" x 5'5" (3.33 x 1.66)**

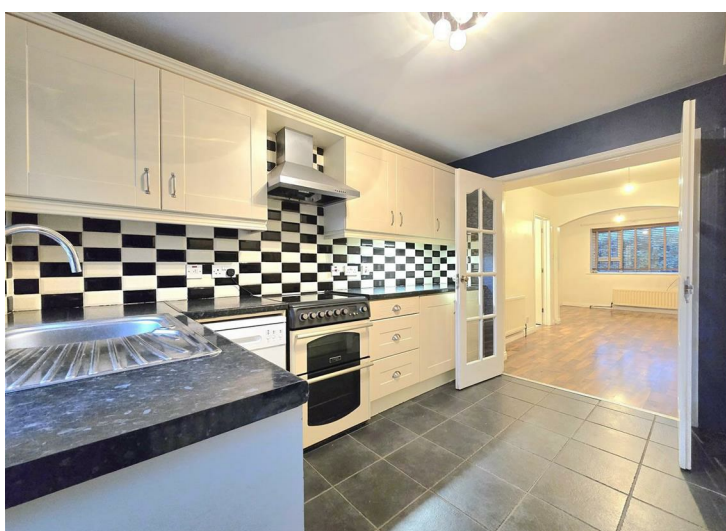
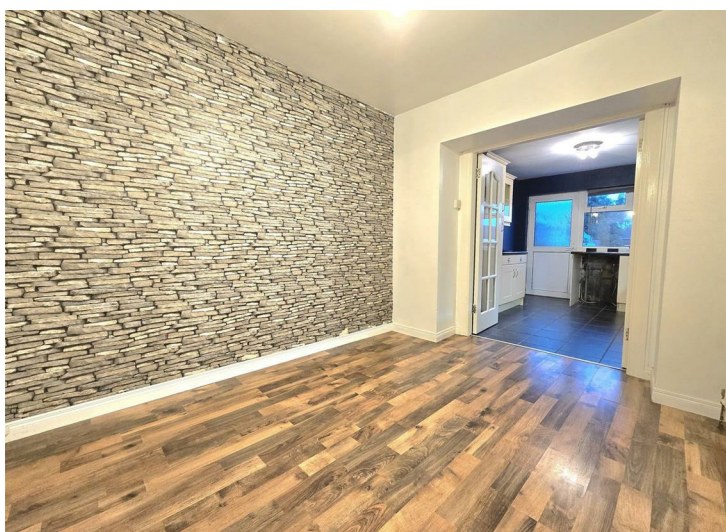
Fitted with a contemporary white bathroom suite including roll top bath, WHB, LFWC and shower cubicle with electric shower. Heated towel rail. Tiled floor.

### First Floor

#### Landing

**Bedroom 1 9'7" x 9'7" (2.94 x 2.94)**

(Max)



**Bedroom 2 15'0" x 9'9" (4.59 x 2.99)**  
(Max). Wood effect laminate flooring.

**Outside**

Large back garden, laid in lawn and fully enclosed by wooden fencing. Hardscaped patio area.

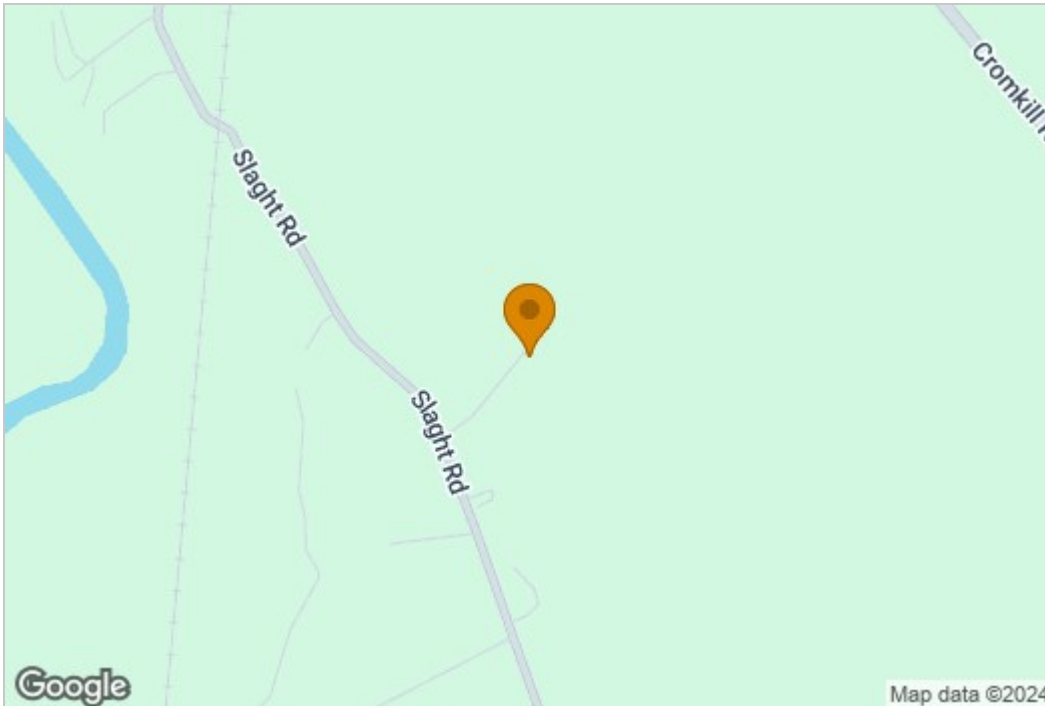
Garden shed, with lights and power.

Pedestrian right of way in place.

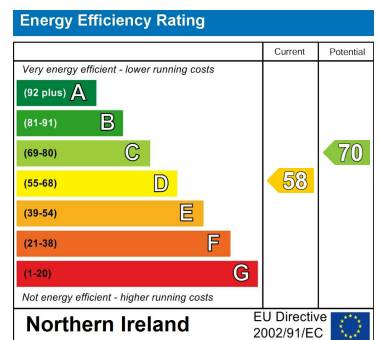




Area Map



Energy Efficiency Graph



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