



28 Carniny Road, Ballymena, BT43 5LA

Offers in the region of £239,950



Enjoying a mature site on the Carniny Road, this spacious detached bungalow offers over 1,600 sq ft of internal accommodation, in one of Ballymena most sought after locations.

Although ready for some modernisation and redecoration, this bungalow has been well cared for and is ideal for those seeking to place their own stamp on a property. Externally, the property benefits from mature gardens to the front and rear, with the rear enjoying an excellent degree of privacy.

The flexible accommodation will likely hold equal appeal to both expanding families, and those considering a downsize to a bungalow, and early viewing is recommended in order to avoid disappointment.

Property Features

- Spacious detached bungalow of circa 1,600 sq ft
- Two/three formal reception rooms, depending on configuration
- Conservatory looking onto the back garden
- Kitchen with separate Utility Room off
- Family bathroom fitted with a contemporary suite
- Three/four well proportioned bedrooms, depending on configuration
- Master bedroom with en-suite off
- PVC double glazed external doors and windows
- Oil fired heating system / Floored Roof Space
- Semi-detached garage



Accommodation (Dimensions and Areas are approximate)

Entrance Hall 17'5" x 5'11" (5.32 x 1.82)

PVC front door and sidelights.
Tiled floor/wood effect laminate flooring.
Built in cloak stores.

Living Room 17'4" x 11'10" (5.3 x 3.63)

Wood effect laminate flooring.
Space for inset electric fire.
Cables for Sky TV



Dining Room 11'9" x 8'10" (3.6 x 2.7)

Set in an open plan with the Kitchen area.
Double doors to Living Room.
Sliding patio doors opening to the rear.
Wood effect laminate flooring.

Kitchen 11'10" x 10'6" (3.61 x 3.22)

Fitted with a range of eye and low level units. Sink unit.
Laminate work surfaces. Electric hob with extractor canopy over.
Eye level ovens. Tiled walls. Wood effect laminate flooring.
Set in an open plan with the Dining Room. Space for fridge/freezer & dishwasher. Velux roof window.

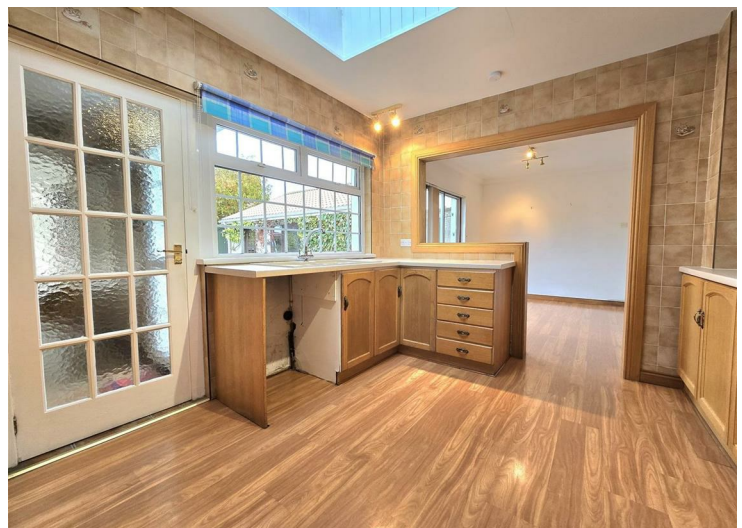


Utility Room 16'2" x 4'6" (4.93 x 1.38)

Galley style Utility Room, fitted with a range of eye and low level units and laminate work surfaces.
Tiled floor. Sink unit.
PVC back door. Space for washing machine & freezer.

Family Room / Bedroom 4 10'5" x 12'3" (3.18 x 3.74)

Located to the front of the property, this room can be utilised as a bedroom, or an additional reception room depending on needs.
Built in storage/shelving.



Hallway 41'10" x 2'11" (12.76 x 0.89)

Built in Hot Press & separate storage cupboard.

Conservatory 19'1" x 7'4" (max) (5.83 x 2.24 (max))

PVC door.

Tiled floor.

Bedroom 1 20'5" x 8'11" (6.23 x 2.74)

This room was previously two separate bedrooms and could easily be converted back to add an additional bedroom, if desired.

Wood effect laminate flooring. Large three door wardrobe unit.

Bedroom 2 8'10" x 8'11" (2.7 x 2.74)

Built in wardrobes.

Bedroom 3 (Master) 11'7" x 12'5" (3.54 x 3.79)

Built in wardrobes.

En-suite 9'0" x 3'5" (2.75 x 1.05)

Fitted with a wash hand basin, W/C and a shower cubicle with electric shower.

Tiled splash back areas.

Bathroom 8'9" x 7'2" (max) (2.67 x 2.19 (max))

Fitted with a contemporary suite, including a bath with electric shower over, wash hand basin and W/C. Heated towel rail. Tiled floor to ceiling. Storage cupboards.

Roof Space

Floored roof space with Velux roof window, accessed by a large trap door in and "slingsby" type ladder in the Hall.

Outside

Mature front garden, laid in lawn. Tarmac driveway with ample space for car parking.

Fully enclosed back garden with an excellent degree of privacy. Laid in lawn with paved patio area and walkway, decorative pond, mature trees, shrubs and flower beds.

Twin greenhouses.

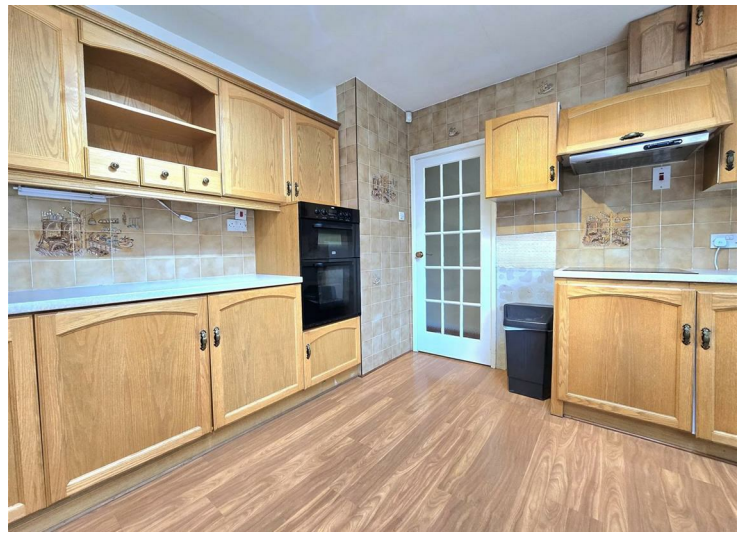
Timber summer house, with hot tub (please note the hot tub has not been used in several years and we cannot confirm its working condition)

Garden store, housing the oil tank.

Sky TV dish.

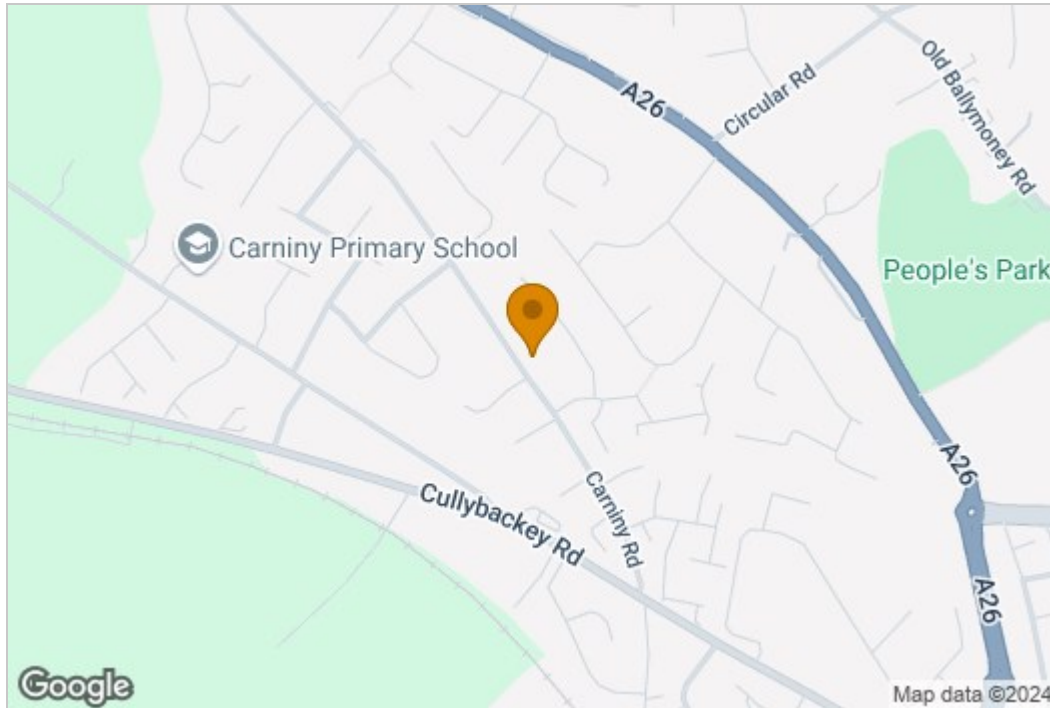
Semi-detached Garage 28'7" x 9'10" (8.73 x 3)

Automatic roller door with remote controls (can accommodate two cars nose to tail).





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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42 Mill Street, Ballymena BT43 5AE || 028 256 48829 || info@harryclarke.co.uk

