



11 Clonavon Road, Ballymena, BT43 5BQ

Offers in the region of £79,950



Located within easy walking distance of ballymena Town Centre and the Bus/Train station, this spacious three bedroom mid terrace house offers family size living accommodation in a convenient location.

Priced to allow for the need of some modernisation, this home as excellent potential and is likely to be of particular interest to those seeking a worthwhile investment opportunity.

Early viewing is strongly recommended in order to avoid disappointment.

Property Features

- Mid Terrace House
- Two formal reception rooms including a Living Room and Dining Room
- Kitchen fitted with a range of eye and low level units.
- Three well proportioned bedrooms (1 first floor, 2 second floor)
- Family Bathroom
- Oil fired heating system
- PVC double glazing (timber skylights)
- Located within easy walking distance of Ballymena Town Centre and the Bus/Train Station
- Excellent investment potential.

Accommodation

(Dimensions and Areas are approximate)

Ground Floor

Entrance Hall 3'3" x 3'4" (1.0 x 1.04)
PVC front door. Fan light.

Living Room 12'10" x 9'11" (3.93 x 3.03)
Adam style fireplace surround with a tiled hearth.
Wood effect laminate flooring.

Dining Room 10'3" x 10'7" (max) (3.14 x 3.25 (max))

Kitchen 13'3" x 5'0" (4.06 x 1.54)
Fitted with a range of eye and low level wood effect units. Laminate work surfaces. Tiled splash back areas and floor. Space for cooker, plumbed for washing machine. PVC back door.

First Floor

Landing

Bedroom 1 12'3" x 10'0" (3.75 x 3.07)
Built in wardrobe

Bathroom 8'0" x 6'0" (2.46 x 1.85)
Accessible shower cubicle with electric shower. WC and wash hand basin. Walls fully panelled. Built in hot press.

Second Floor

Landing

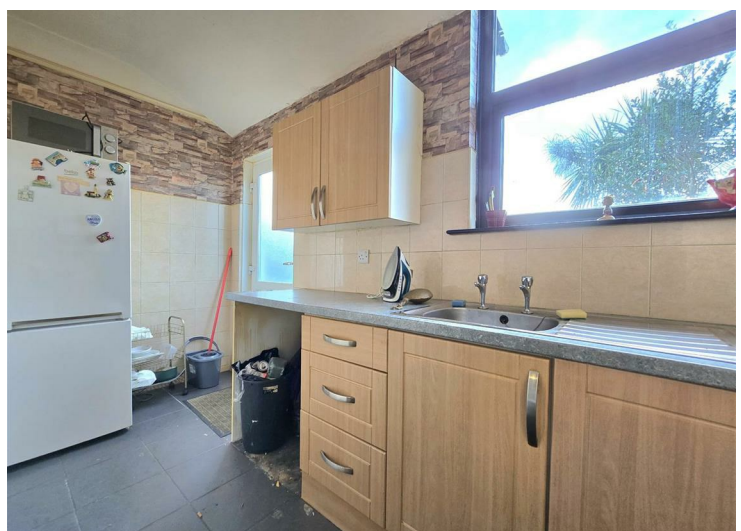
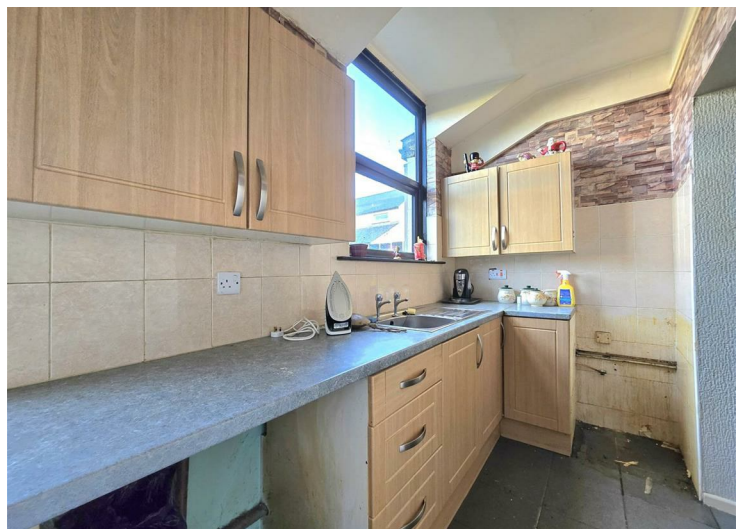
Built in store

Bedroom 2 10'9" x 5'11" (3.29 x 1.81)

Bedroom 3 11'11" x 9'8" (3.64 x 2.97)

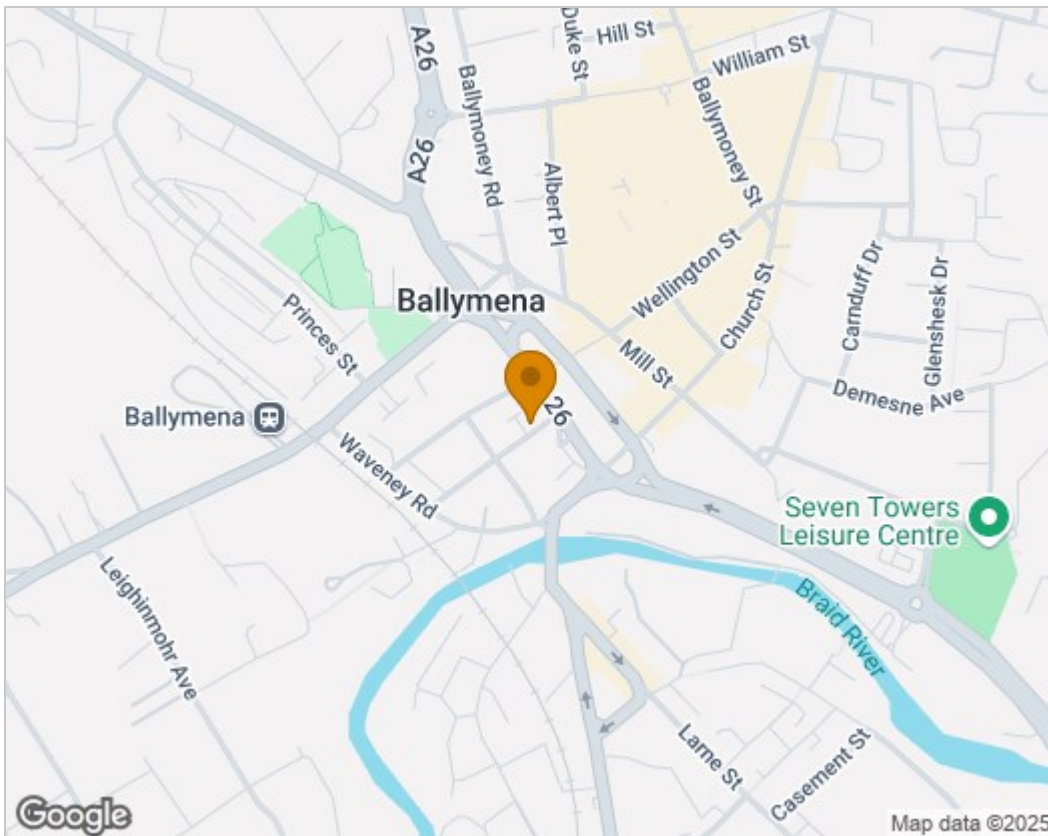
Outside

Fully enclosed back yard.





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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