



1 Carnvale, Ballymena, BT43 5LH

Offers in the region of £235,000



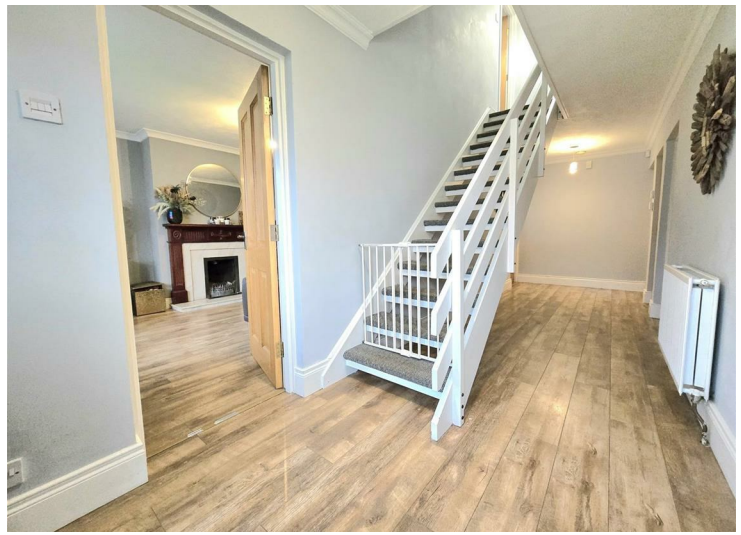
Located in a quiet, well regarded development off the Carniny Road, this well presented detached chalet bungalow offers flexible living accommodation in a convenient location.

Deceptively spacious, the house extends to over 1,400 sq ft and having been modernised by its present owner, the property is literally ready for occupation. Being a chalet bungalow, the property can be configured to suit a variety of needs, benefiting from bathrooms of both the ground and first floor.

Externally the property boasts a particular private back garden, with a south facing aspect. Viewing is highly recommended in order to fully appreciate all this property has to offer.

Property Features

- Spacious detached chalet bungalow of circa 1400sqft
- Two formal living rooms, one of which can be used as an additional bedroom
- Large, contemporary kitchen with utility room off
- Ground floor bedroom and bathroom
- Two first floor bedrooms and shower room
- Mains gas heating system, boiler installed circa 2021
- PVC double glazed windows and doors
- Detached garage
- Front and rear gardens
- Located in a convenient and sought after location



Accommodation

(Dimensions and Areas are approximate)

Ground Floor

Entrance Hall 22'8" x 6'2" (6.91 x 1.89)

PVC front door and side lights. Wood effect laminate flooring.

Living Room 15'9" x 11'8" (4.82 x 3.56)

Adam style fireplace surround with an open fire and a tiled hearth. Bay window. Wood effect laminate flooring.



Dining Room 10'8" x 12'4" (3.26 x 3.77)

Wood effect laminate flooring.

Can be used as a fourth bedroom is desired.

Kitchen 15'5" x 11'8" (4.71 x 3.56)

Fitted with a range of contemporary shaker style oak units finished in Farrow & Ball light grey. Quartz work surfaces with matching upstands. 1 1/2 bowl sink undermount sink. Five ring range cooker, with gas hob and electric ovens, extractor canopy over. Space for fridge/freezer. Integrated dishwasher. Tiled floor.



Utility Room 8'7" x 6'2" (2.64 x 1.88)

Fitted with contemporary low level units with shelving over. Solid wood worktops. Under mounted sink. Tiled floor. Plumbed for washing machine, space for tumble dryer. Gas boiler installed in circa 2021.



Bathroom 10'6" x 8'8" (max) (3.21 x 2.65 (max))

Fitted with a contemporary suite including a freestanding bath, shower cubicle, LFWC and wash hand basin. Tiled floor and splash back areas.

Bedroom 1 11'6" x 10'9" (3.53 x 3.3)

Wood effect laminate flooring.

First Floor

Landing

Built in hot press.

Bedroom 2 14'4" x 10'10" (4.37 x 3.32)

Fitted wardrobe units. Wood effect laminate flooring.

Bedroom 3 13'8" x 11'10" (4.19 x 3.61)

With dressing room off. Wood laminate flooring.

Dressing Room 11'10" x 5'5" (3.62 x 1.67)

Wood effect laminate flooring

Shower Room 6'2" x 5'11" (1.88 x 1.82)

Fitted with a shower cubicle, LFWC and wash hand basin. Tiled floor and splash back areas.

Outside

Front garden, laid in lawn with a tarmac driveway extending to the side.

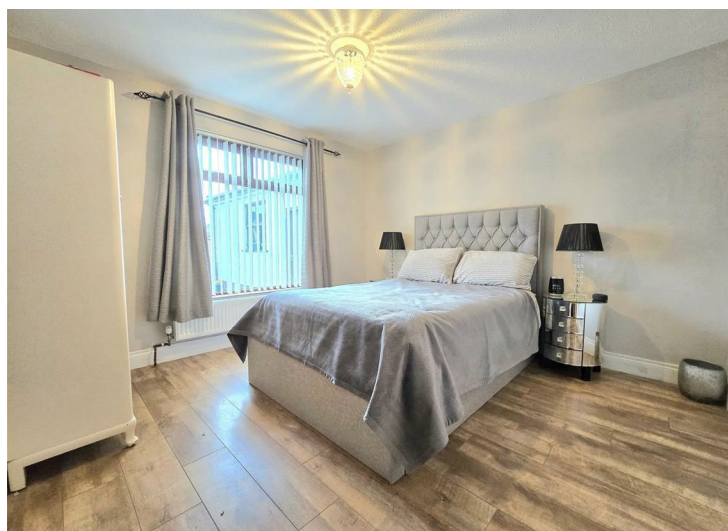
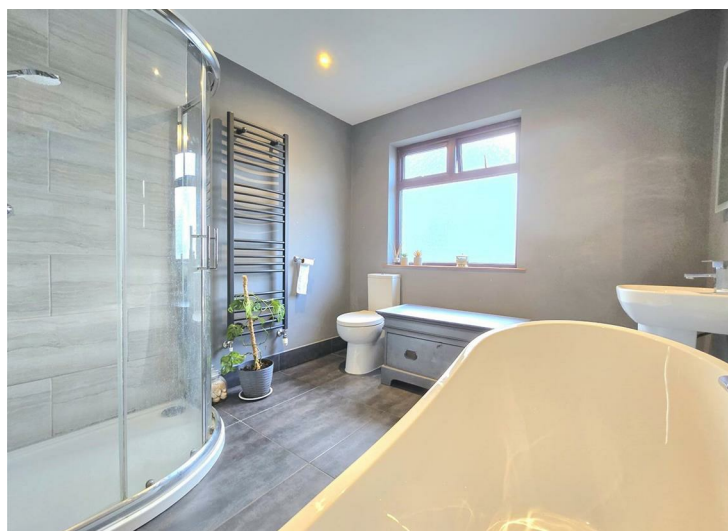
Private, fully enclosed rear garden with a south facing aspect, laid in lawn with a number of patio areas for ease of maintenance.

Garage 11'1" x 18'1" (3.38 x 5.53)

Roller door.

Pedestrian door.

Lights and Power






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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