



137 Carniny Road

Ballymena, BT43 5LD

Offers Around £335,000



137 Carniny Road

, Ballymena, BT43 5LD

Offers Around £335,000



GROUND FLOOR

Hallway

Under stairs store. Tiled flooring.

Snug Room

11'1" x 10'4" (3.39 x 3.15)

Tiled flooring.

Lounge / Dining Room

26'6" x 12'2" (8.10 x 3.72)

Multi-fuel stove with beam over mantle. Underfloor heating. Space for large family dining table with double patio doors leading to the rear patio and gardens. Tiled flooring.

Deluxe Fitted Kitchen

15'1" x 14'4" (4.62 x 4.39)

Comprehensive range of high and low level units with quartz worktop. 1 1/2 bowl stainless steel sink. Central island with quartz worktop and breakfast bar overhang. Induction hob set within inglenook, electric oven. Integrated fridge/freezer and dishwasher. Larder cupboard. Tiled flooring.

Utility Room

10'7" x 6'7" (3.23 x 2.02)

High and low level units, Stainless steel sink. Plumbed for washing machine and space for tumble dryer. Back door. Tiled flooring.

Cloak Room

4'2" x 6'7" (1.29 x 2.02)

LFWC and WHB. Tiled flooring.

FIRST FLOOR

Landing

Walk In hotpress cupboard.

Bedroom 1 - Front

14'6" x 10'4" (4.43 x 3.15)

Dressing Room

6'2" x 8'6" (1.88 x 2.61)

Shelved and racked.

En-suite

5'2" x 8'6" (1.59 x 2.61)

LFWC and WHB. Large shower with rainhead. Tiled flooring.

Bedroom 2 - Rear

11'8" x 12'5" (3.57 x 3.80)

Bedroom 3 - Rear

6'6" x 12'2" (2.00 x 3.72)

Family Bathroom

8'5" x 8'3" (2.59 x 2.54)

Freestanding contemporary styled bath. LFWC and WHB. Large quad shower. Heated towel rail. Tiled flooring.

Bedroom 4 - Front

10'5" x 12'2" (3.20 x 3.71)

OUTSIDE

Detached Garage

20'2" x 10'11" (6.15 x 3.35)

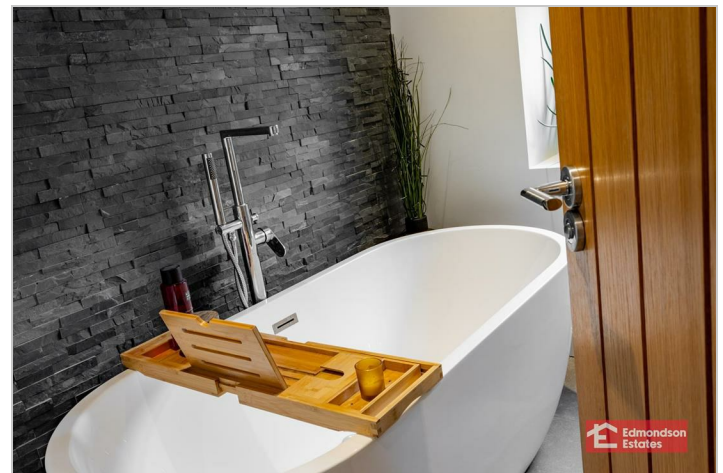
Roller door and side pedestrian door. Power and lights. OFCH boiler.

Gardens

Front, side and rear gardens laid in lawns. Large rear patio area. Oil tank and bin store area.

NB: It is our understanding that the driveway and side parking will be tarmacked prior to completion of the sale.

Tel: 02825655733



Road Map



Hybrid Map



Terrain Map



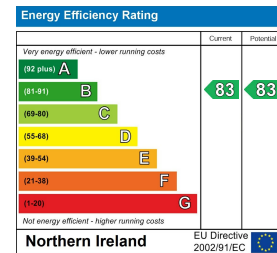
Floor Plan



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.