



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



32 Hillhead Road, Ballycarry,
BT38 9HE

Offers in the region of:
£145,000

Reeds Rains

reedsrains.co.uk

32 Hillhead Road, Ballycarry

Description

32 Hillhead Road is a beautiful cottage with a stunning garden to the rear. Oozing charm and character the tastefully presented interior offers a cozy living space on the ground floor comprising lounge with open fire, fitted kitchen and large conservatory to the rear. The first floor offers two bedrooms and a white bathroom suite. Enjoying modern day comforts including an oil fired central heating system and double glazed windows. Positioned just a stones throw to Ballycarry primary school and village amenities. Externally the mature rear garden has an abundance of plants and shrubs, with tranquil patio area ideal for summer BBQ's and entertaining. Rarely do properties of this nature come onto the market and it is without hesitation we recommend an early internal viewing appointment.

Entrance Porch

Laminate wooden floor.

Kitchen

15'6" x 11'1" (4.72m x 3.38m)
Excellent range of fitted high and low level units. Sink unit with mixer tap. Part tiled walls. Laminate wooden floor. Open tred staircase to first floor.

Lounge

15'5" x 13'2" (4.7m x 4.01m)
Carved wood surround fireplace with brick inset and hearth incorporating an open fire. Laminate wooden floor.

Conservatory

12' x 10'4" (3.66m x 3.15m)
PVC double glazed windows and door to rear garden. Tiled floor.

First Floor Landing

Bedroom 1

13'8" x 10'7" (4.17m x 3.23m)

Bedroom 2

10' x 7'9" (3.05m x 2.36m)

Bathroom

Superb white suite comprising wood panelled bath, pedestal wash hand basin and low flush wc. Exposed wood strip floor. Velux double glazed window.

Front Garden

Small front garden area.

Extensive Rear Garden

Stunning mature rear garden laid in lawn with an abundance of plants and shrubs. Paved patio area. Stunning views towards Larne Lough. Garden shed and tool shed.

Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch.

