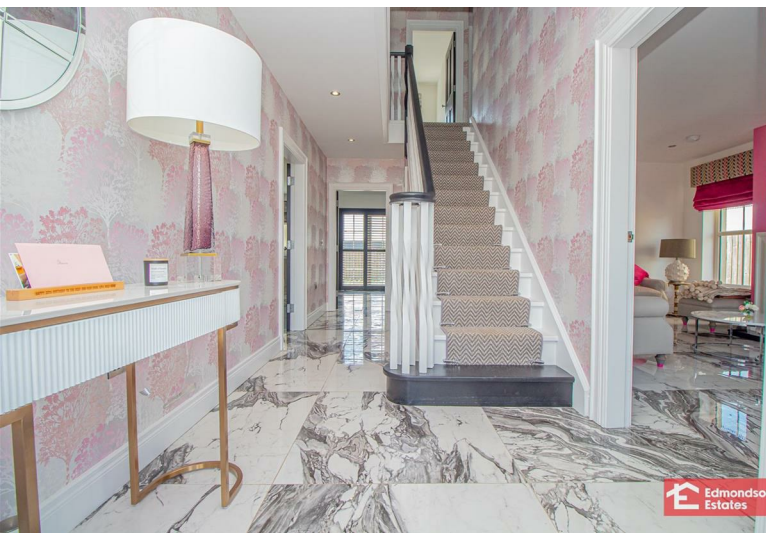




145 Carniny Road

Ballymena, BT43 5LD

Offers Around £355,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood front door with side screens. Quality tiled flooring throughout downstairs. Stairwell to first floor with access to under stair store. Alarm panel.

LOUNGE

16'8 x 11'9 (5.08m x 3.58m)

Focal point wood burning stove in Inglenook style recess with granite surround and slate hearth.

OPEN PLAN KITCHEN/LIVING/DINING AREA

28'5 x 22'7 (8.66m x 6.88m)

wides points. Deluxe modern fitted shaker style kitchen with high and low level storage units and contrasting granite work surfaces. Matching upstands. Matching island unit. Inlaid 1.5 bowl stainless steel sink unit. Integrated appliances to include twin eye level Neff ovens, dishwasher, fridge, freezer and 4 ring induction hob with integrated extractor fan. PVC French doors to rear garden.

UTILITY ROOM

11'10 x 8'4 (3.61m x 2.54m)

Matching high and low level storage units and work surfaces. Stainless steel sink unit. Space and plumbing for washing machine and tumble dryer. PVC double glazed rear door.

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising vanity unit and WC.

FIRST FLOOR

LANDING

Access to roof space and hot press via slingsby style ladder.

PRINCIPAL BEDROOM

17'4 x 11'9 (5.28m x 3.58m)

widest points. Wood laminate floor covering.

WALK-IN WARDROBE

5'10 x 4'4 (1.78m x 1.32m)

Integrated slide robes and storage. Wood laminate floor covering.

EN-SUITE

Deluxe modern fitted three piece suite comprising shower enclosure with mains shower and drench shower head over, vanity unit and WC. Chrome towel radiator. Fully tiled walls and tiled floor.

BEDROOM 2

11'9 x 10'10 (3.58m x 3.30m)

Wood laminate floor covering.

BEDROOM 3

11'8 x 10'4 (3.56m x 3.15m)

Wood laminate floor covering.

BEDROOM 4

11'9 x 7'7 (3.58m x 2.31m)

Wood laminate floor covering.

DELUXE FAMILY BATHROOM

Deluxe modern fitted four piece suite comprising free standing roll-top bath, shower cubicle with mains shower and drench shower head over, vanity unit and WC. Chrome towel radiator. Fully tiled walls and tiled floor.

Tel: 02825655733

EXTERNAL

Front garden in lawn (to be top soiled and seeded)
Private driveway in brick paviour (recently laid) with electronic entrance gate.

Private rear garden in lawn (to be top soiled and seeded) with paved patio area enjoying a south-westerly aspect.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.

DETACHED GARAGE

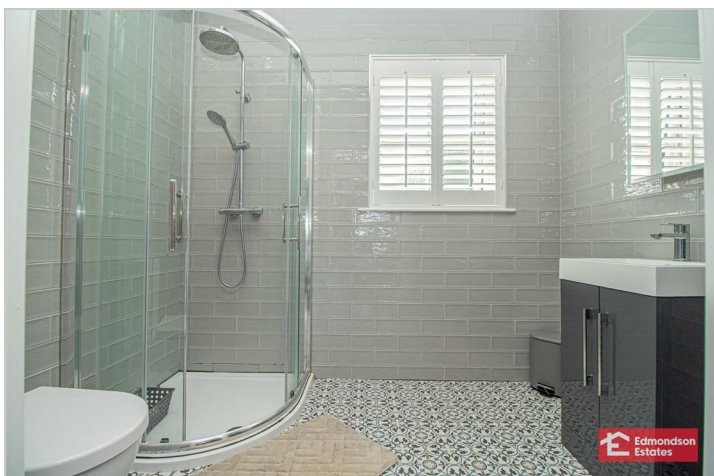
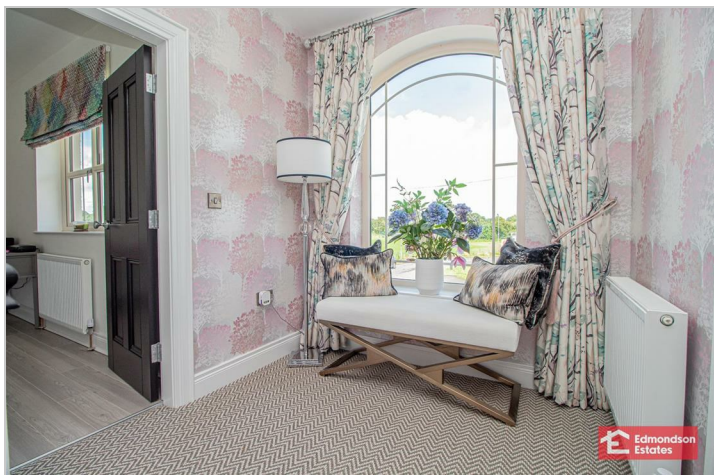
20'3 x 10'9 (6.17m x 3.28m)

Roller shutter door.

PVC double glazed service door.

Oil fired central heating boiler (pressurised system).

Power and lighting.



Road Map



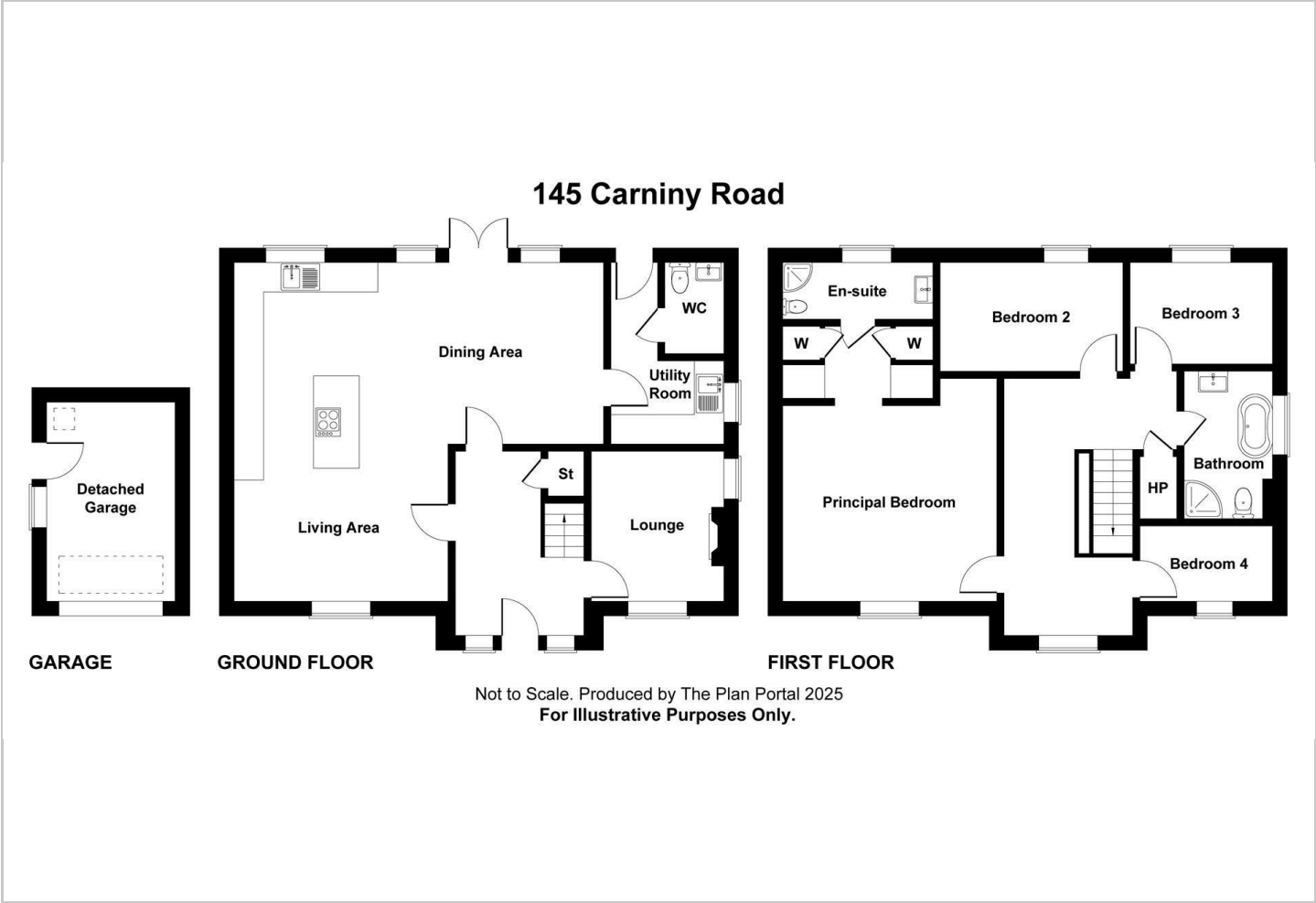
Hybrid Map



Terrain Map



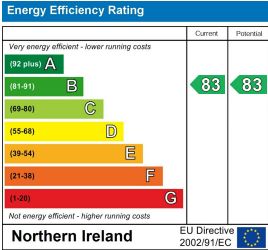
Floor Plan



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 firms 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.