



## 39 Carnwood

Ballymena, BT43 5PZ

Offers Around £195,000



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door with side screen. Stairwell to first floor. Access to under stair store. Decorative half-wall panelling. Alarm panel. Tiled floor.

#### LOUNGE

17'11 x 11'7 (5.46m x 3.53m)

Wood laminate floor covering. Focal point open fire with granite surround on granite hearth.

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising vanity unit and WC. Tiled floor.

#### KITCHEN WITH INFORMAL DINING AREA

18'3 x 13'7 (5.56m x 4.14m)

widest points. Modern fitted high gloss style kitchen with high and low level storage units and contrasting work surfaces. Integrated appliances to include fridge freezer, 4 ring electric hob with stainless steel extractor canopy over, oven and dishwasher. Stainless steel sink unit. Gas fired central heating boiler. (housed). PVC double glazed French doors to rear garden. Tiled floor.

### FIRST FLOOR

#### LANDING

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

#### PRINCIPAL BEDROOM

12'7 x 12'2 (3.84m x 3.71m)

widest points. Wood laminate floor covering.

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with electric shower over, vanity unit and WC. Fully panelled walls to shower. Tiled floor.

#### BEDROOM 2

12'5 x 9'2 (3.78m x 2.79m)

Wood laminate floor covering.

#### BEDROOM 3

9'1 x 8'8 (2.77m x 2.64m)

#### DELUXE FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, shower cubicle with mains shower over, vanity unit and WC. Fully panelled walls to shower. Chrome towel radiator. Tiled floor.

#### EXTERNAL

Front garden in lawn.

Private driveway in tarmac.

South facing, secluded rear garden in lawn with patio area.

Timber shed.

PVC fascia, soffits and rainwater goods.

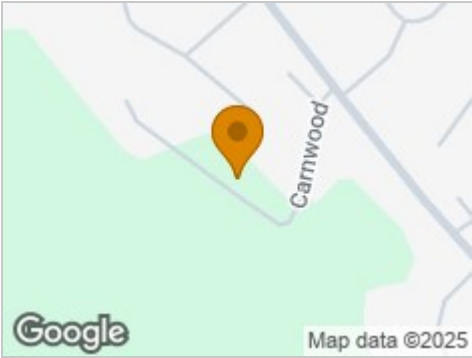
Outside tap and lighting. CCTV security camera system.

Tel: 02825655733





Road Map



Hybrid Map



Terrain Map



Floor Plan

**Ground Floor**  
Approx. 52.6 sq. metres (565.9 sq. feet)

**Living Room**  
5.46m x 3.52m  
(17'11" x 11'7")

**Kitchen/Dining Room**  
4.13m (13'7") max  
x 5.55m (18'3")

WC

**First Floor**  
Approx. 51.5 sq. metres (554.0 sq. feet)

**Bedroom**  
2.78m x 2.65m  
(9'1" x 8'8")

**Bedroom**  
3.78m x 2.80m  
(12'5" x 9'2")

**Bedroom**  
3.72m x 3.83m  
(12'2" x 12'7")

**En-suite**  
1.99m x 1.94m  
(6'6" x 6'4")

**Bathroom**

Total area: approx. 104.0 sq. metres (1119.9 sq. feet)

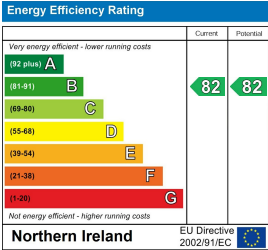
Photos and Plans by houseflyni.co.uk  
Plan produced using PlanUp.

**39 Carnwood, Ballymena**

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



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