



39 Carnwood

Ballymena, BT43 5PZ

Offers Around £195,000



39 Carnwood

, Ballymena, BT43 5PZ

Offers Around £195,000



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.

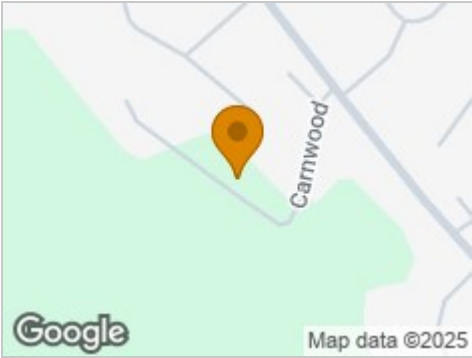
PVC fascia, soffits and rainwater goods.

Outside tap and lighting. CCTV security camera system.

Tel: 02825655733



Road Map



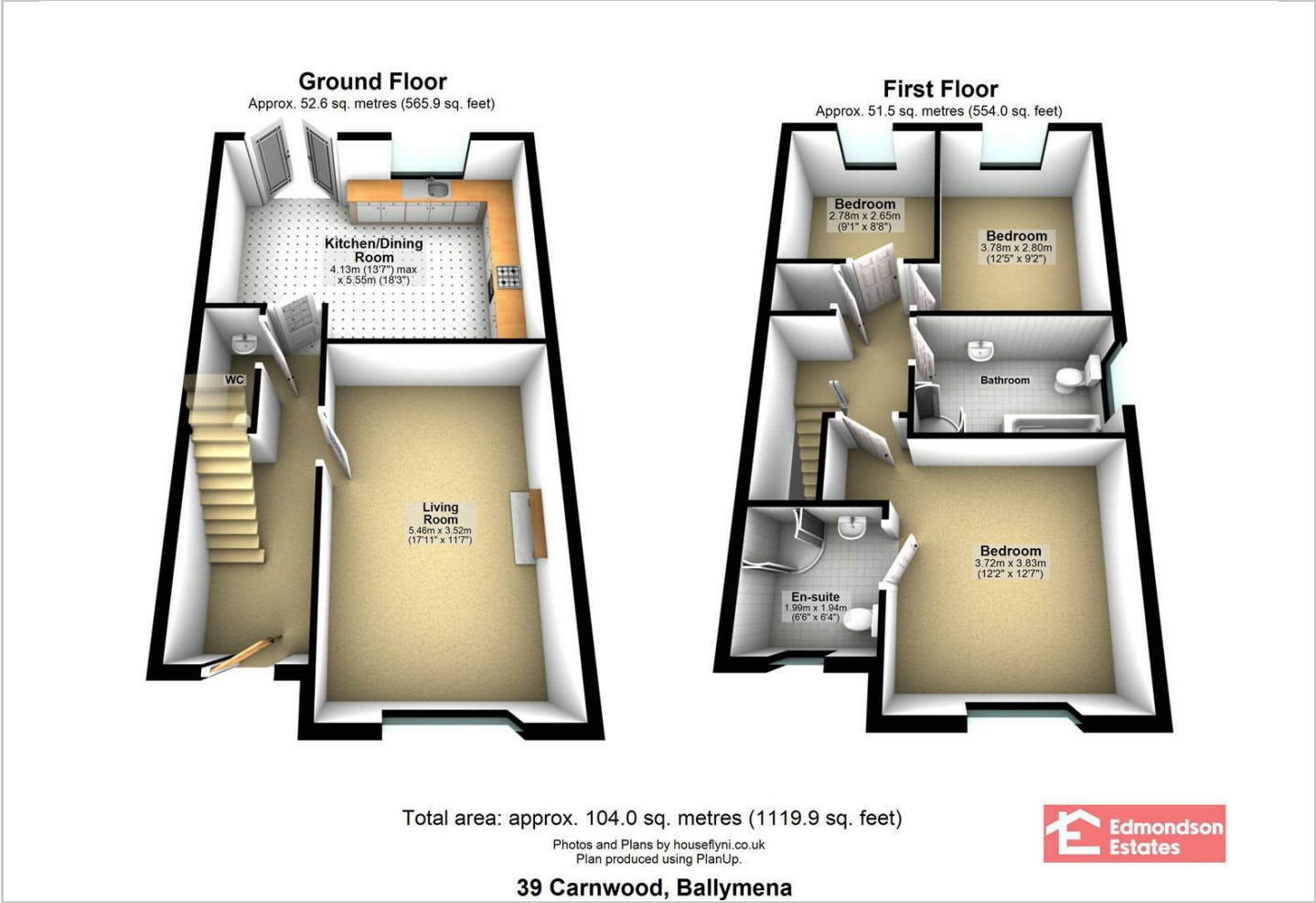
Hybrid Map



Terrain Map



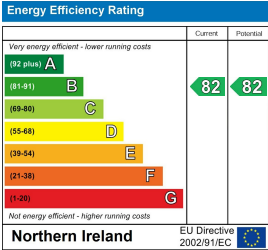
Floor Plan



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.