



10 Greenwood Park, Ballymena, BT44 8RU

Offers in the region of £110,000



Enjoying a large back garden, with excellent views of the surrounding countryside, this three bedroom semi-detached bungalow is located in a small, well regarded, rural development between Ballymena and Rasharkin.

Although the property would benefit from some modernisation, it has been well cared for and maintained and offers an excellent opportunity for buyers seeking to put their on stamp on their home.

This property is likely to be popular with both first time buyers, and those considering a downsize to bungalow accommodation, therefore early viewings is recommended in order to avoid disappointment. Viewing is via prior appointment with the agents.

Property Features

- Semi-detached bungalow
- Living Room with an oil fired range
- Kitchen fitted with a range of eye and low level units
- Three well proportioned bedrooms (one currently used as a sitting room)
- Bathroom fitted with a bath, W/C and wash hand basin
- Oil fired heating system
- Hardwood double glazed external windows
- PVC fascia boards and soffits
- Front garden, laid in lawn with a tarmac driveway
- Large back garden, laid in lawn

Accommodation

(Dimensions and Areas are approximate)

Entrance Hall 11'9" x 4'7" (3.59 x 1.42)

Hardwood front door and side lights.

Living Room 14'0" x 11'10" (max) (4.28 x 3.61 (max))

Oil fired Rayburn Range (heats domestic water). Built in Hotpress. Ceiling coving.

Kitchen 9'9" x 6'9" (2.98 x 2.07)

Fitted with a range of eye and low level wood effect units. Laminate work surfaces with tiled splash back areas over. Integrated oven and hob with an integrated extractor fan over. Space for under counter fridge. Tiled floor.

Utility Room 5'10" x 4'1" (1.79 x 1.25)

Plumbed for washing machine. Hardwood back door.

Bathroom 6'6" x 5'9" (1.99 x 1.77)

Fitted with a bath, W/C and wash hand basin. Tiled splash back areas.

Bedroom 1 9'10" x 9'5" (3.02 x 2.88)

Built in wardrobes

Bedroom 2 9'10" x 9'4" (3.0 x 2.86)

Built in wardrobe.

Bedroom 3/Sitting Room 11'8" x 9'9" (max) (3.58 x 2.99 (max))

Tiled fireplace surround and hearth.

Outside

Front garden, laid in lawn with a tarmac driveway extending to the side.

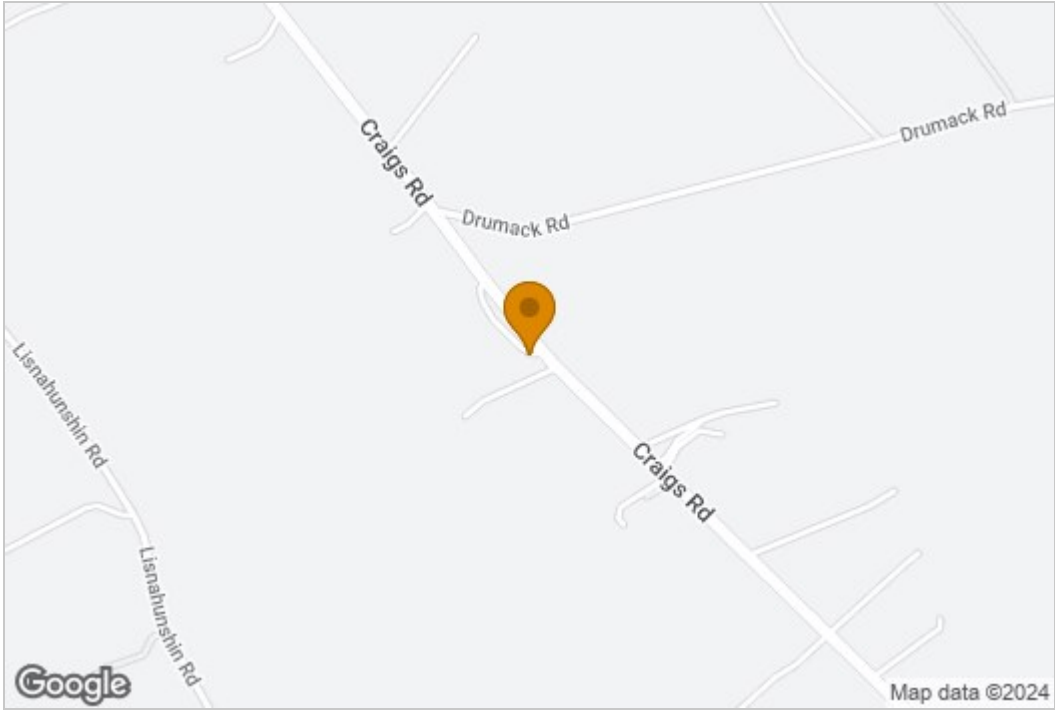
Back garden, laid in lawn.

Boiler store and general store.





Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | | |
| EU Directive 2002/91/EC | | |

Harry Clarke & Company is a trading entity of Harry Clarke & Company Limited. Registered in N.I. Company Number NI643802

Disclaimer-These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representatives of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither Harry Clarke & Company, nor any person in it's employment has any authority to make or give any representation or warranty whatever in relation to this property. All dimensions are approximate.

42 Mill Street, Ballymena BT43 5AE || 028 256 48829 || info@harryclarke.co.uk

