



BAY VIEW VILLAS, GLENARM, BALLYMENA

OIRO £145,000

Excellent End terrace property in Glenarm. Great length back garden with stunning elevated Sea views over the Irish Sea. A generous plot and scope for modernisation, this will appeal to first time buyers, downsizers and growing families alike - early viewing is highly recommended.

End Terrace property
Three bedrooms
Spacious living room
Fitted kitchen
Dining area
Family bathroom
Large rear garden with lawn and patio
Multiple sheds and outbuildings
Private front garden
Elevated position with sea views
Quiet residential location
Oil fired central heating
Double glazing throughout
Chain free sale

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Living room

w: 3.39m x l: 3.34m (w: 11' 1" x l: 10' 11")

Bright and spacious main reception room with large front-facing window. Features wood-effect flooring, a central fireplace with decorative surround. Double glass-panel door leading to:

Kitchen/diner

w: 1.8m x l: 5.81m (w: 5' 11" x l: 19' 1")

Well-proportioned kitchen with an excellent range of high and low level units, contrasting worktops, and tiled splashback. Integrated double oven and extractor hood, space for appliances, and large window overlooking the rear garden.

FIRST FLOOR:

Bedroom 1

w: 2.78m x l: 3.22m (w: 9' 1" x l: 10' 7")

Generously sized double bedroom with large rear-facing window offering garden views. Plenty of room for freestanding wardrobes and drawers, with wood-effect flooring and bright finish.

Bedroom 2

w: 3.06m x l: 2.61m (w: 10' x l: 8' 7")

Double bedroom with good natural light and space for storage.

Bedroom 3

w: 2.12m x l: 2.13m (w: 6' 11" x l: 7')

Third bedroom ideal as a single room, study, or nursery.

Bathroom

w: 1.79m x l: 1.89m (w: 5' 10" x l: 6' 2")

Fully tiled wetroom-style bathroom with white three-piece suite including shower, pedestal sink, and low flush WC.

Outside

Attractive front garden with hedged boundary and pathway. Well-maintained enclosed lawn area.

Side access gate leads to the rear.

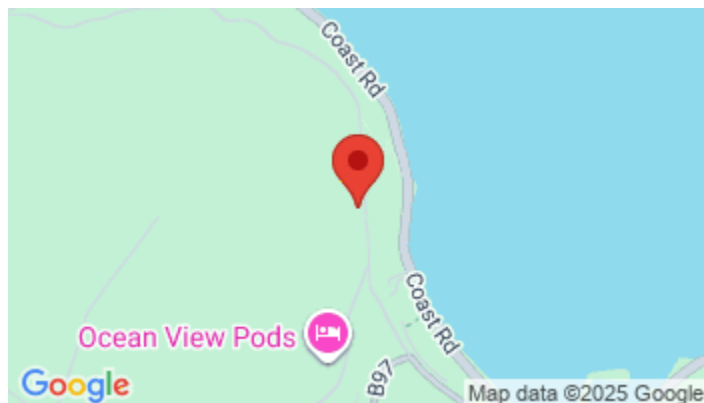
Extensive enclosed rear garden with a generous lawn and concrete patio area, with stunning sea views you just have to see. Complete with oil tank and multiple sheds/ storage buildings.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	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		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.