



31 Spence Crescent, Ballymena, BT42 1BR

Offers in the region of £65,000



This well presented one bedroom, first floor apartment offers easily managed living accommodation in a convenient location. Cullybackey train station is within easy walking distance of the apartment, with Cullybackey's various shops and amenities also within easy reach.

Access is via a shared communal entrance, shared with only three other apartments and communal car parking is available.

Offering excellent yield potential for Landlords, or an affordable home for first time buyers, this property is likely to be popular from the outset.

Property Features

- First Floor Apartment
- Spacious Living Room
- Contemporary fitted kitchen
- Separate Utility Room
- Bathroom
- Well proportioned bedroom
- Mains gas heating system
- PVC Double glazing
- Communal entrance hall
- Convenient location

Accommodation

(Dimensions and Areas are approximate)

Entrance Hall 10'8" x 2'11" (3.27 x 0.9)

Composite PVC front door. Built in cloak store.

Utility Room 7'9" x 4'2" (2.37 x 1.28)

Gas boiler. Plumber for washing machine.

Living Room 14'7" x 11'4" (4.46 x 3.46)

Contemporary fireplace surround with electric fire inset.

Kitchen 7'6" x 11'4" (2.3 x 3.46)

Fitted with a range of eye and low level high units. Laminate work surfaces with matching upstands. Integrated oven and hob with extractor canopy over. Integrated fridge & freezer. Recessed ceiling lights. Wood effect laminate flooring. Heated towel rail.

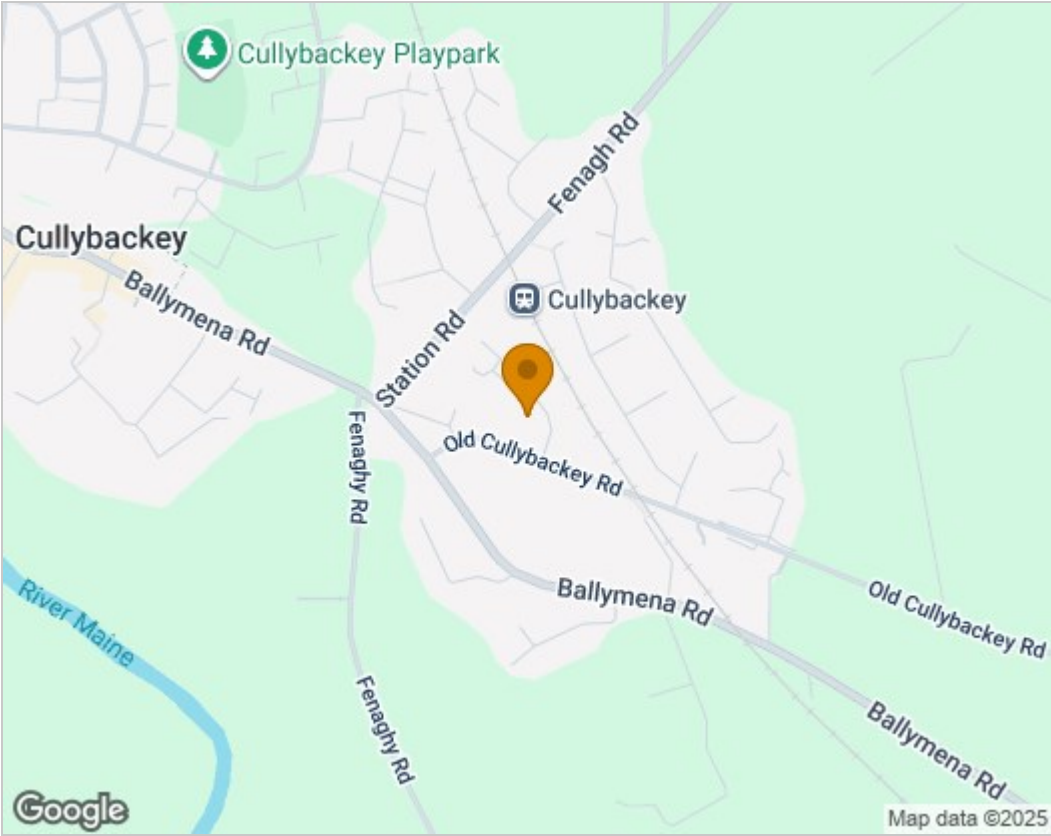
Bathroom 6'3" x 5'0" (1.93 x 1.53)

Fitted with a shower cubicle, wash hand basin with vanity unit and W/C. Laminate tile effect flooring and splash back areas.

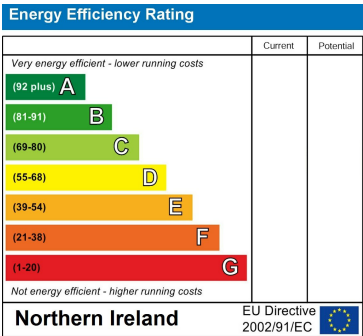




Area Map



Energy Efficiency Graph



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