



12 Carnburn Park, Ballymena, BT43 5NU

Offers in the region of £299,950

Located in a well regarded development at the top of the Carnny Road, this exceptionally spacious town bungalow is nestled in one of Carnburn Parks quiet cul-de-sacs.

The property boasts over 1,300 sq ft of internal accommodation, comprising three reception rooms, conservatory, kitchen with separate utility and fitted cloak room, family bathroom and two well appointed double bedrooms, with the master enjoying an en-suite off.

Whether you are looking to downsize or seeking a peaceful place to call home, this property presents an excellent opportunity. With its appealing features and prime location, this bungalow is sure to attract interest from a variety of buyers and early viewing is recommended in order to avoid disappointment.



Property Features

- Spacious detached bungalow circa 1,300 sq ft
- Three formal reception rooms plus Conservatory
- Kitchen with separate Utility Room off
- Two well proportioned bedrooms, master with en-suite off
- Family Bathroom
- Double glazed hardwood windows
- Oil fired heating system
- Detached garage
- Garden areas to the front and rear
- Located in a quiet cul de sac at the top of the Carniny Road

Accommodation (Dimensions and Areas are approximate)

Entrance Hall 5'2" x 3'4" (1.6 x 1.04)

PVC Front door and side lights. Tiled floor. French doors into main hall.



Hall 13'3" x 5'10" plus 8'5" x 5'6" (max) (4.04 x 1.80 plus 2.57 x 1.68 (max))

Built in cloak store and hot press. Tiled floor. Ceiling coving.



Living Room 14'4" x 12'10" (max) (4.39 x 3.92 (max))

Granite fireplace surround and hearth. Bay window. Ceiling coving and centre rose. French doors into dining room.



Dining Room 15'8" x 8'10" (4.8 x 2.7)

Bay window. French doors into Living Room. Ceiling coving and centre rose.

Kitchen 12'10" x 9'11" (3.92 x 3.03)
Fitted with a range of eye and low level units. Laminate work surfaces with wood trim and tiled splash back areas over. Integrated eye level oven and grill, hob with integrated extractor hood over. Integrated dishwasher and fridge. Tiled floor.



Utility Room 9'3" x 6'5" (2.82 x 1.97)

Fitted with eye and low level units and laminate work surface. Tiled splash back areas. Stainless steel sink. Plumbed for washing machine with space for tumble dryer. Hardwood back door. Tiled floor.

Cloak Room 6'5" x 3'2" (1.98 x 0.97)

Fitted with a W/C and wash hand basin with tiled splash back over. Tiled floor.

Sitting Room 12'8" x 11'5" (3.87 x 3.5)

Tiled floor. Double doors into conservatory.

Conservatory 12'10" x 12'3" (3.93 x 3.74)

Bedroom 1 12'7" x 10'9" (3.85 x 3.28)

En-Suite

En-Suite 7'8" x 3'10" (2.35 x 1.17)

Fitted with a W/C, wash hand basin and shower cubicle with electric shower. Tiled floor and splash back areas.

Bedroom 2 11'4" x 10'8" (3.47 x 3.26)

Bathroom 7'10" x 7'9" (2.4 x 2.37)

Fitted with a bath, W/C, wash hand basin, and shower cubicle with electric shower. Tiled floor. Wood panelling.



Outside

Detached garage 22'11" x 12'5" (7 x 3.8)

Up and over door.

Pedestrian door to the side.

Lights and power.

Gardens

The property has garden areas to the front and rear.

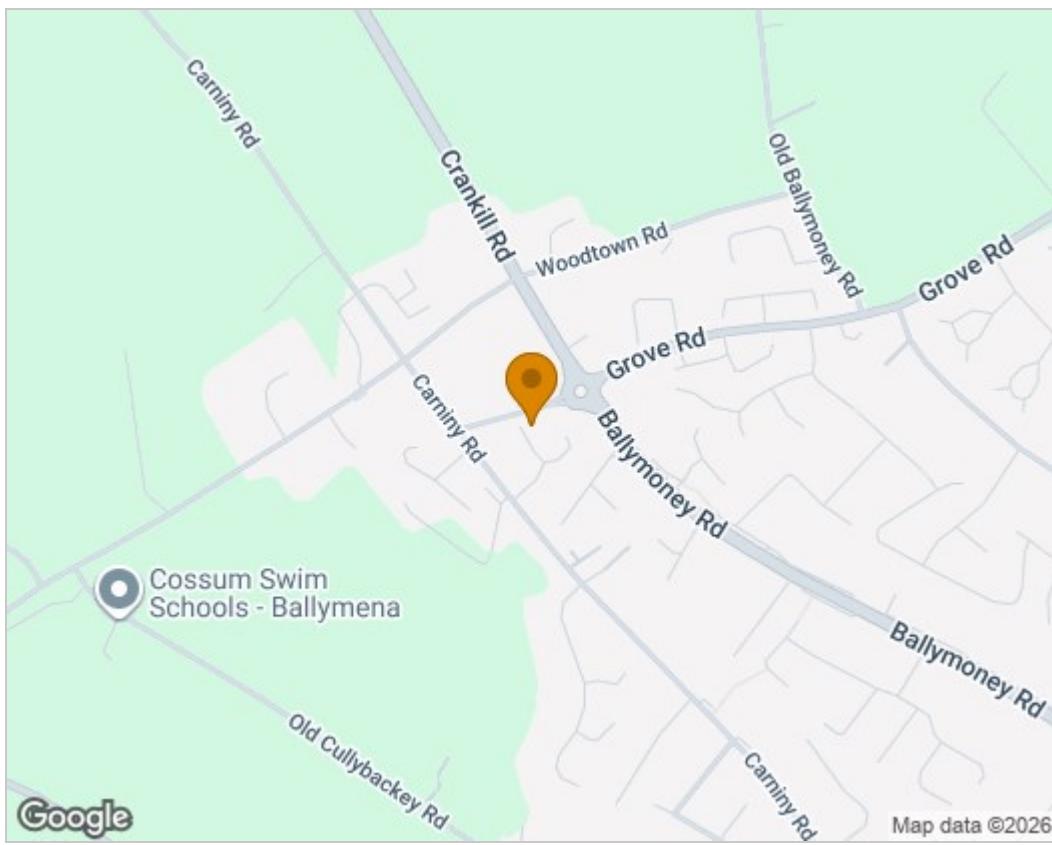
The front garden is laid in lawn, with mature shrubs and gravel flower beds. The asphalt driveway extends to the side of the property offers ample space for parking.

The back garden offers an excellent degree of privacy, laid in lawn and enclosed by wooden fencing and mature hedging. There is a pedestrian gate to the rear providing access directly out onto the Carnburn Road (connecting the Carniny and Ballymoney Roads)





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	

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