



## 55 Princes Street, Ballymena, BT43 5EA

Offers in the region of £105,000

Located on Princes Street, this well presented two bedroom mid terrace house offers easily managed living accommodation in a convenient location.

The property has been recently renovated to a high standard, which included the installation of a new kitchen, leaving the property in excellent order for a prospective purchasers.

The property is likely to be of particular interest to first time buyers and investors, therefore early viewing is strongly recommended to avoid disappointment.



## Property Features

- Recently renovated mid terrace property
- Open plan living / dining room
- Newly fitted kitchen with integrated appliances
- Two well proportioned first floor bedrooms
- Family bathroom
- PVC double glazed external doors and windows
- Mains Gas Heating System
- Enclosed back yard
- Convenient location within walking distance of town centre/bus & train station
- Excellent investment potential



## Accommodation (Dimensions and Areas are approximate)

### Ground Floor

PVC front door.

#### Entrance Hall 3'7" x 3'3" (1.1 x 1.01)

PVC front door. Stairs to first floor.

#### Living Room 11'11" x 9'8" (max) (3.64 x 2.97 (max))

Set in an open plan with the Dining room.

Solid wood flooring.



#### Dining Room 9'10" x 9'7" (max) (3 x 2.94 (max))

Rustic Adam style fireplace surround with a tiled hearth and cast iron inset.

#### Kitchen 10'0" x 6'10" (3.07 x 2.1)

Recently fitted with a range of white high gloss eye and low level units. Laminate work surfaces with matching upstands. Integrated Oven and hob, with extractor canopy over. Space for fridge freezer and plumbed for washing machine. PVC back door.



### First Floor

#### Landing

#### Bedroom 1 11'9" x 8'4" (3.6 x 2.56)

#### Bedroom 2 13'6" x 9'10" (max) (4.14 x 3 (max))

Fitted with a white suite including a bath with electric shower over, W/C and wash hand basin. Tiled splash back areas. Pine flooring. Built in Hot Press.

#### Bathroom 8'1" x 6'11" (2.47 x 2.11)

#### Outside

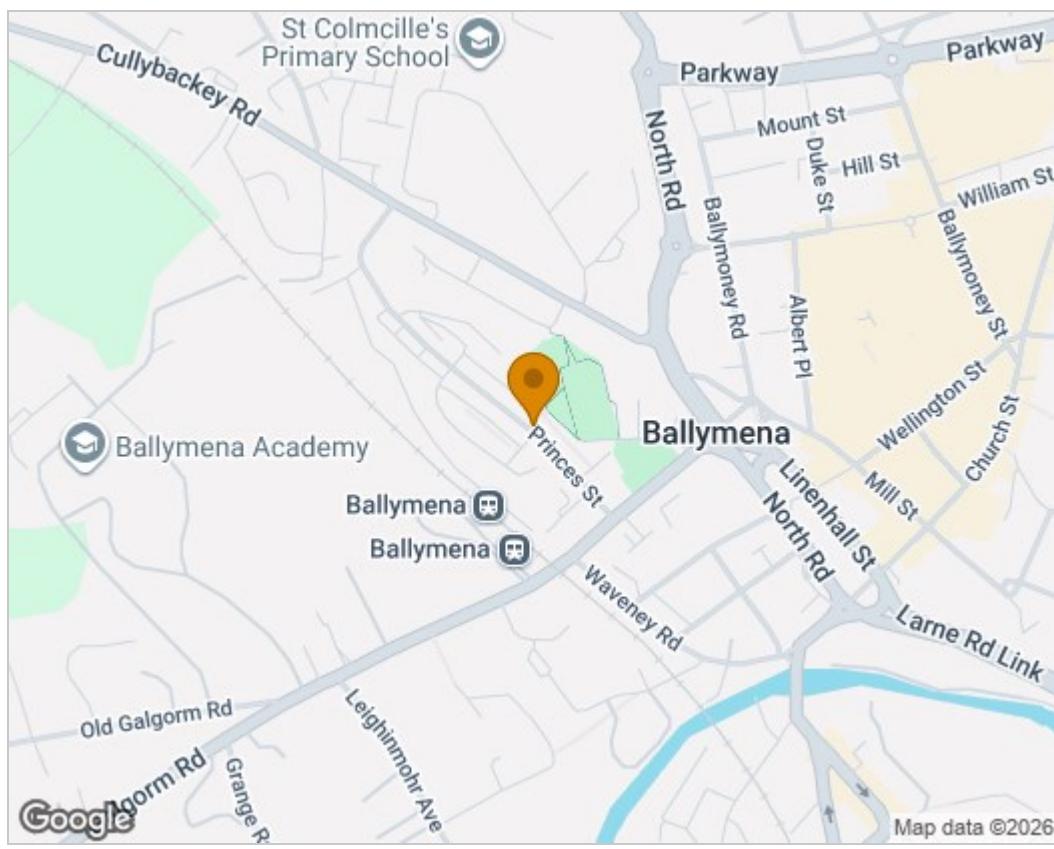
#### Back Yard

Fully enclosed back yard with pedestrian access to the rear.

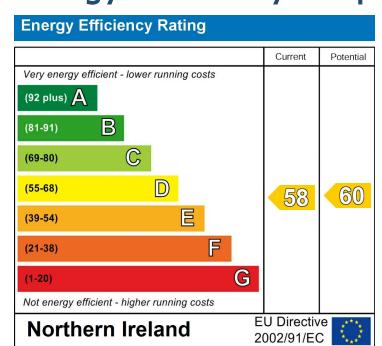
#### Wooden Shed 9'5" x 7'9" (2.88 x 2.38)



## Area Map



## Energy Efficiency Graph



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