



## 25 Carniny Road, Ballymena, BT43 5LA

Offers in the region of £199,950

Located on a corner site, where Carnvale meets the Carniny Road, this spacious detached chalet bungalow (circa 1,500 sq ft) offers flexible family living accommodation in a pleasant residential environment.

Convenient to local amenities, with easy access to Ballymena town centre and local commuter routes.

Early viewing is strongly recommended in order to avoid disappointment.



## Property Features

- Detached chalet bungalow
- 2 Bed/ 3 Reception or 3 bed/2 Reception
- Lounge and sitting room, both with open fires
- Kitchen fitted with a range of eye and low level units
- Utility Room
- Ground floor bathroom fitted with three piece suite
- First floor W/C
- PVC Double glazing throughout
- Oil fired heating system
- Single garage



## Accommodation

(Dimensions and Areas are approximate)

### Ground Floor

**Entrance Hall 22'6" x 6'2" (6.88 x 1.88)**

PVC Front door and side lights. Ceiling coving. Hotpress.

**Living Room 16'3" x 11'8" (4.97 x 3.58)**

Open fire in a tiled surround with wooden mantle piece and tiled hearth. Ceiling Coving.

**Sitting Room 12'9" x 10'9" (3.91 x 3.29)**

Open fire in a tiled fireplace surround and tiled hearth.

**Dining Room/Bedroom 3 11'5" x 10'8" (3.49 x 3.27)**

Ceiling coving.

**Kitchen 14'10" x 11'8" (4.53 x 3.57)**

Fitted kitchen with a range of eye and low level units. Formica worktops with tiled splashback areas. Space for cooker with integrated extractor above. Dining area. PVC Back door.

**Utility Room 8'7" x 6'2" (2.63 x 1.9)**

Fitted with low level units. Formica worktop. Tiled splashback area. Plumbed for washing machine and space for tumble dryer.

**Bathroom 7'11" x 6'9" (2.43 x 2.06)**

Fitted with a white WHB, WC and shower cubicle with electric shower. Tiled splashback areas.



## First Floor

### Landing

Cloak store

### Bedroom 1 17'3" x 11'9" (5.28 x 3.6)

Built in wardrobe. Eaves storage.

### Bedroom 2 18'2" x 10'10" (5.55 x 3.32)

Previously two separate bedrooms, this room could be divided into two separate rooms again.

Built in wardrobe.

### Outside

### Garage 18'2" x 11'5" (5.56 x 3.48)

Up and over door. Pedestrian access door to the side.

### Front

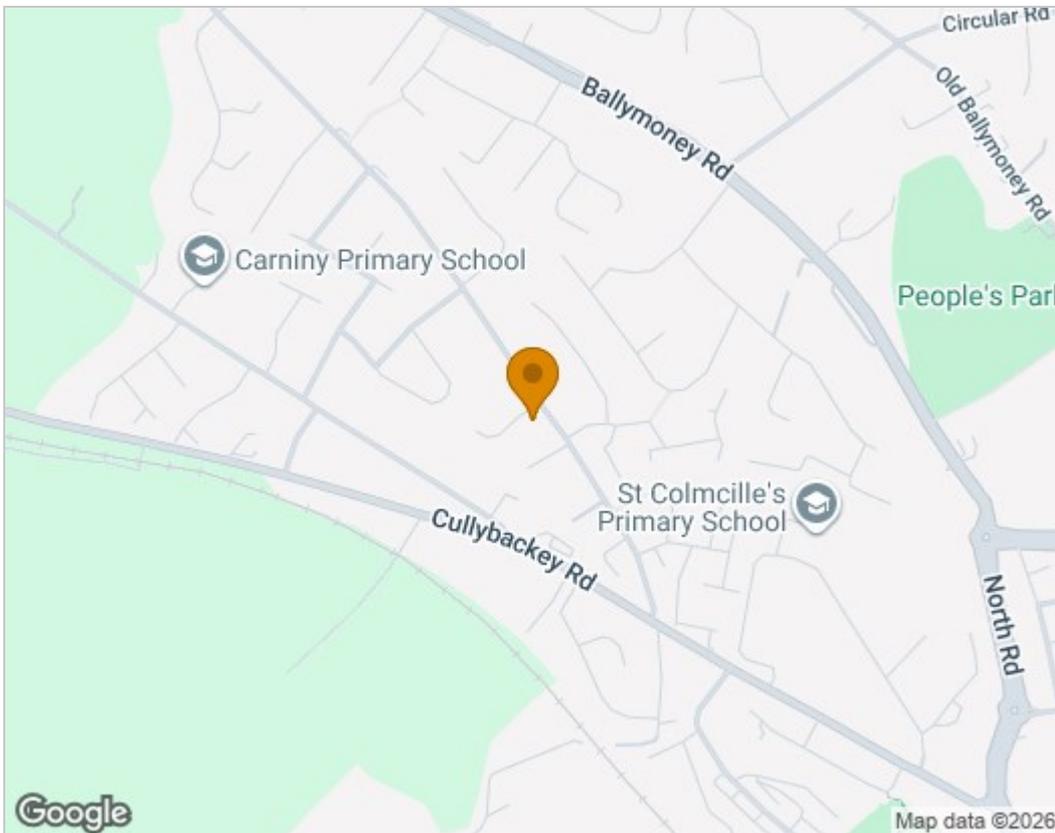
Front garden laid in lawn established to the side. Mature flower beds. Tarmac driveway with ample room for parking.

### Rear

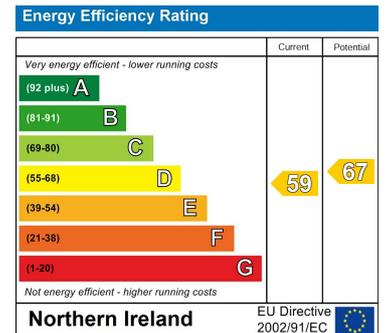
Fully enclosed concrete rear yard. Gated pedestrian entry to both sides.



## Area Map



## Energy Efficiency Graph



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