



## 46 Condiere Avenue, Connor, Ballymena, BT42 3L

Offers in the region of £95,000

Located in a well regarded residential development in Connor, this two bedroom mid-terrace house offers easily maintained living accommodation in a sought after area. The property is convenient to Kells and Connor's various shops and amenities, with arterial commuter routes within easy reach.

This property is likely to be of particular interest to investors, as the property can be sold with good sitting tenant in place if desired (currently generating £700 per month in rent). Vacant possession is also available if preferred.

Viewing is strictly by appointment only, and early viewing is recommended in order to avoid disappointment.



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## Property Features

- Mid-Terrace House
- Living Room
- Kitchen fitted with a range of eye and low level units.
- Two well proportioned first floor bedrooms.
- First floor bathroom
- Oil fired heating system
- PVC double glazed external doors and windows
- Off street parking to the front
- Fully enclosed back yard
- Excellent investment potential, can be sold with current tenant in place is desired

## Accommodation (Dimensions and Areas are approximate) Ground Floor

**Entrance Hall 3'1" x 3'0" (0.96 x 0.93)**  
PVC front door.

**Living Room 12'8" x 12'6" (3.88 x 3.82)**  
Adam style fireplace surround with a tiled hearth (fireplace is currently closed off, but could be reopened). Wood effect laminate flooring. Built in Hot Press.

**Kitchen 16'0" x 6'4" (4.88 x 1.94)**  
Fitted with a range of eye and low level units. Laminate work surfaces with tiled splashback areas over. Space for hob and cooker, with integrated extractor fan over. Plumbed for washing machine. Tiled floor. PVC back door.

## First Floor

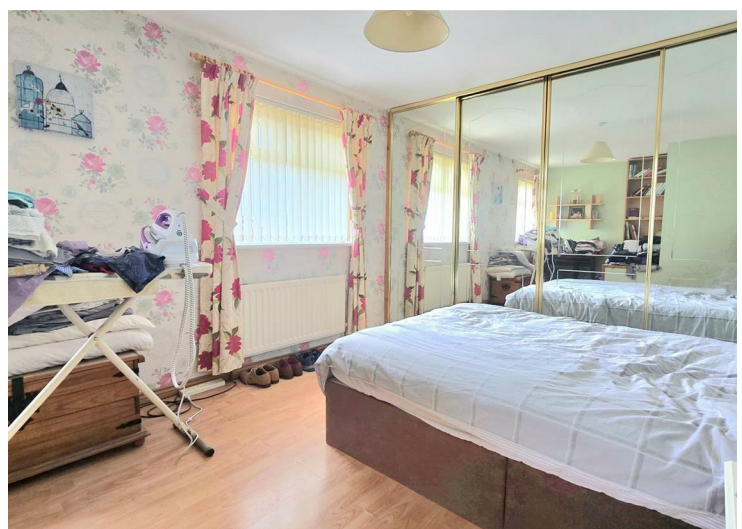
**Landing**  
Wood effect laminate flooring.

**Bedroom 1 12'4" x 10'1" (plus 6'9" x 3'4") (3.78 x 3.08 (plus 2.06 x 1.02))**  
Fitted with mirrored sliding wardrobes. Wood effect laminate flooring.

**Bedroom 2 9'8" x 9'0" (2.95 x 2.75)**  
Wood effect laminate flooring.

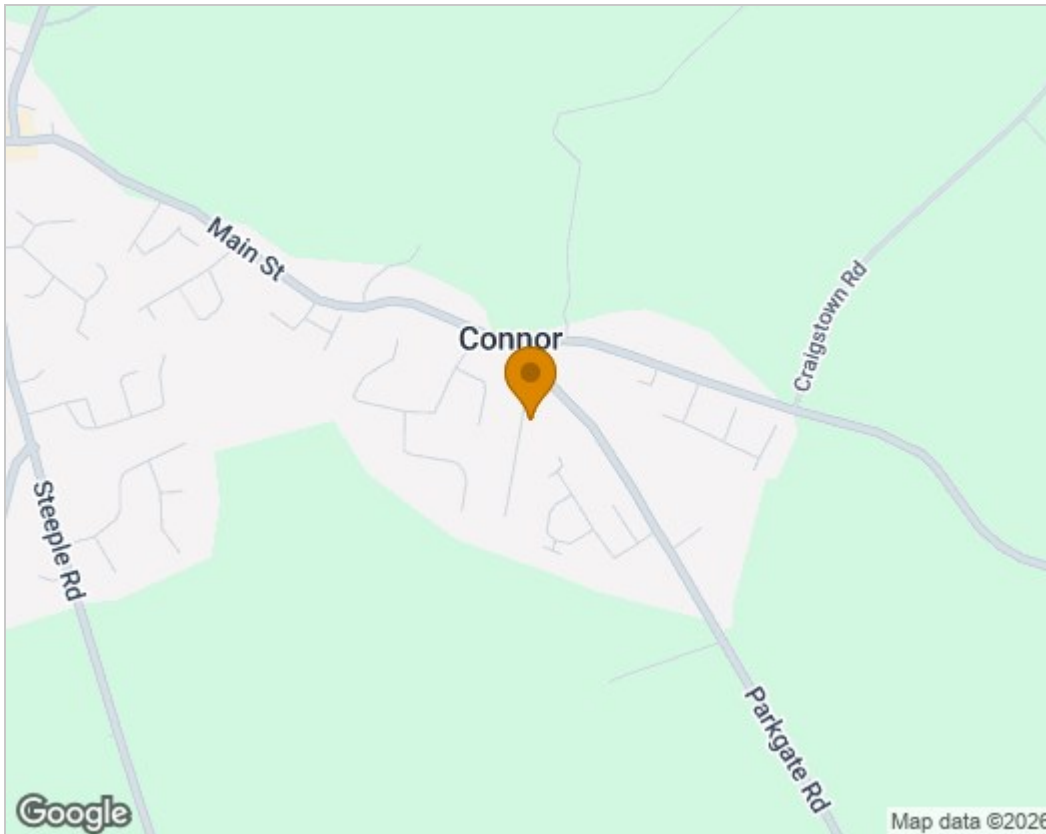
**Bathroom 6'0" x 5'6" (1.85 x 1.68)**  
Fitted with a white suite, including a bath with electric shower over, W/C and wash hand basin. Heated towel rail. Tiled floor and splashback areas.

**Outside**  
Front garden, finished in a pavia brick patio for off street car parking.  
Fully enclosed back yard, landscaped for easy maintenance. Boiler House





**Area Map**



**Energy Efficiency Graph**

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>Northern Ireland</b>                     |  | EU Directive 2002/91/EC |           |

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