



**20 Main Street, Ballycarry, BT38 9HG**

- Mid Terrace Property
- Lounge
- Bathroom; White Suite
- PVC Double Glazing
- Elevated, Bay Views

- Three Bedroom
- Kitchen With Informal Dining Area
- Oil Heating
- Large, Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let

**Offers Over £84,950**

EPC Rating D





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Tiled floor. Access to cloakroom. Glass panelled door leading to:

#### LOUNGE 14'0" x 10'11" (wps)

Focal point wall mounted electric fire. Tiled floor. Stairwell to first floor. Access to under stairs store.

#### KITCHEN WITH INFORMAL DINING AREA

#### 14'0" x 7'8"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Plumbed and space for dishwasher. Splashback panelling and tiling to walls. Tiled floor.



## UTILITY HALL

Plumbed and space for washing machine. Melamine work surface. PVC double glazed door to rear garden.

## FIRST FLOOR

### LANDING

Wood laminate floor covering. Access to roof space.

### BEDROOM 1 9'4" x 8'8" (wps)

Wood laminate floor covering.

### BEDROOM 2 8'8" x 6'8" (plus wardrobe space)

Built in double wardrobe. Wood laminate floor covering. Bay view to rear.

### BEDROOM 3 9'4" x 5'0" (wps)

Wood laminate floor covering.

## BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Electric shower and folding shower screen over bath. Chrome towel radiator. Fully panelled walls. Wood laminate floor covering.

## EXTERNAL

Large fully enclosed rear garden.

Outside tap.

External lighting.

Oil fired central heating boiler.

PVC oil storage tank.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





**Three bedroom mid terrace property, enjoying stunning bay views, conveniently situated on Main Street, Ballycarry.**

**The property comprises entrance hall, lounge, kitchen with informal dining area, rear porch, three bedrooms, and bathroom with white three piece suite.**

**Externally, the property enjoys large, fully enclosed rear garden.**

**Other attributes include oil heating and PVC double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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