COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



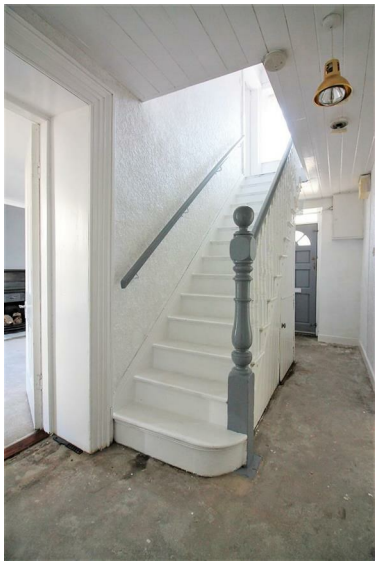
15 Carncome Road, Connor, Ballymena, BT42 3LA

- Linked-Detached Farmhouse Style Home
- 4 Bed; 2 Rec / 3 Bed; 3 Rec
- Bathroom With Three Piece Suite
- Workshop
- Close Proximity To Local Amenities
- Adaptable Accommodation
- Fitted Kitchen
- Oil Fired Central Heating
- Large Rear Garden
- In Need Of Modernisation

Offers Over £99,950

EPC Rating E





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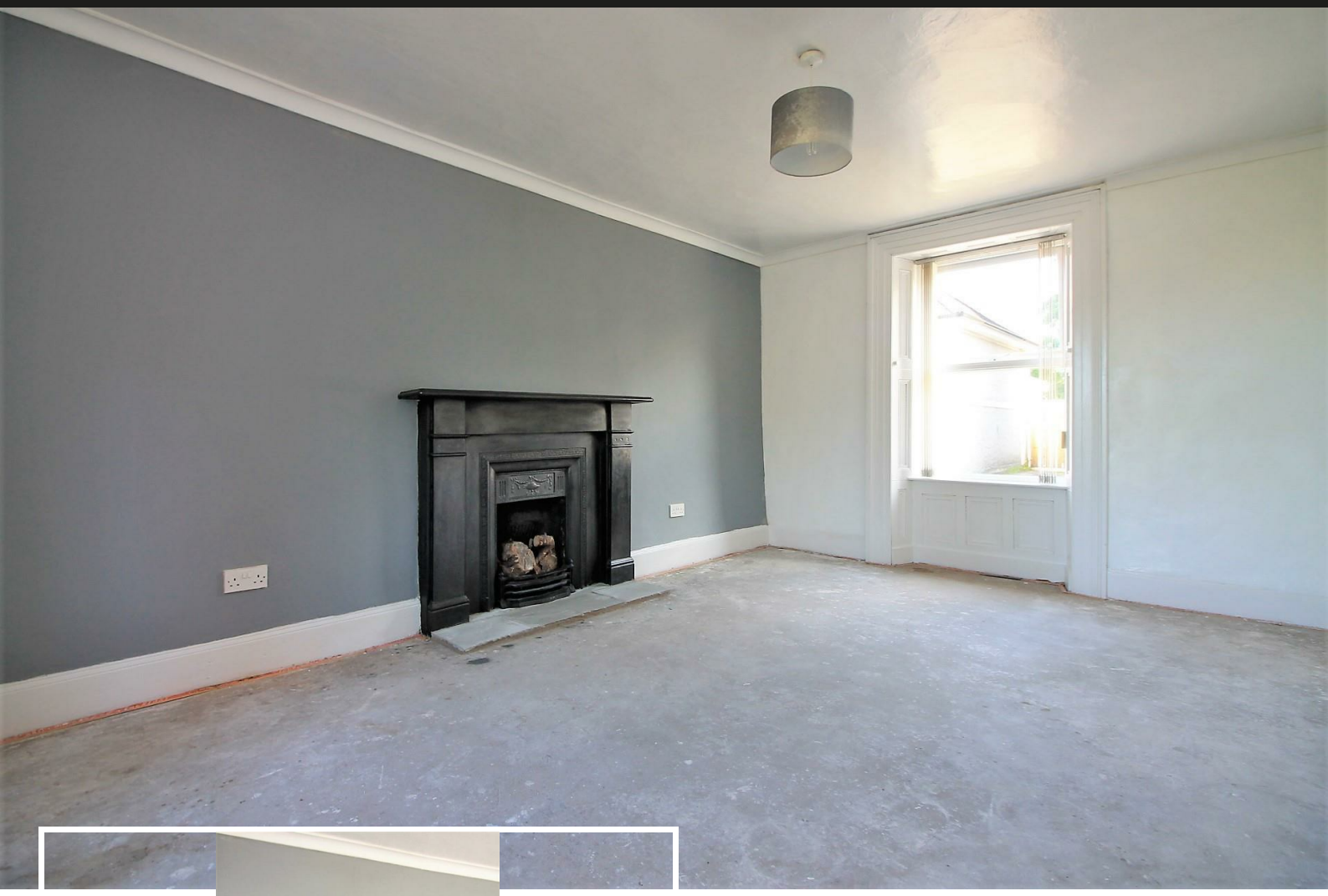




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood glass panelled front door with matching fan light over. Stairwell to first floor. Access to under stairs store.

LOUNGE 15'9" x 11'0"

Open fire in cast iron fireplace with tiled hearth.

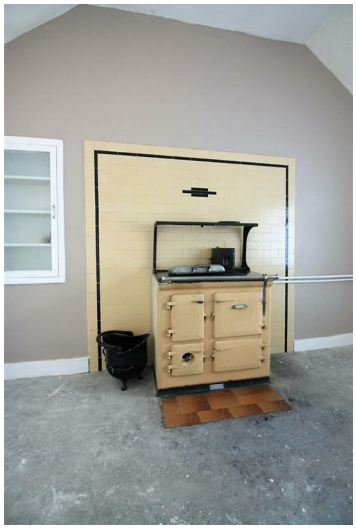
SITTING ROOM / BEDROOM 4/STUDY 15'7" x 6'5"

DINING ROOM 12'0" x 7'6"

Wellstood oil fired cooker with tiled hearth and surround.







KITCHEN 12'0" x 7'6"

Fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel sink. Cooker point. Plumbed for automatic washing machine. Splash back tiling to walls.

REAR HALL

Access to store. Tiled floor. Hardwood double glazed back door.

FULLY TILED BATHROOM

Coloured three piece suite comprising panelled bath, pedestal wash hand basin and WC.

FIRST FLOOR

LANDING

Access to hot press and roof space.

BEDROOM 1 12'4" x 9'6"

BEDROOM 2 12'7" x 6'3"

BEDROOM 3 15'7" x 6'3"

EXTERNAL

Gated pedestrian access to cobbled and paved area to rear.
Large rear garden finished mainly in lawn.
Oil fired central heating boiler.
PVC oil storage tank.
External lighting.
Outside tap.

WORKSHOP 21'3" x 13'5"

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

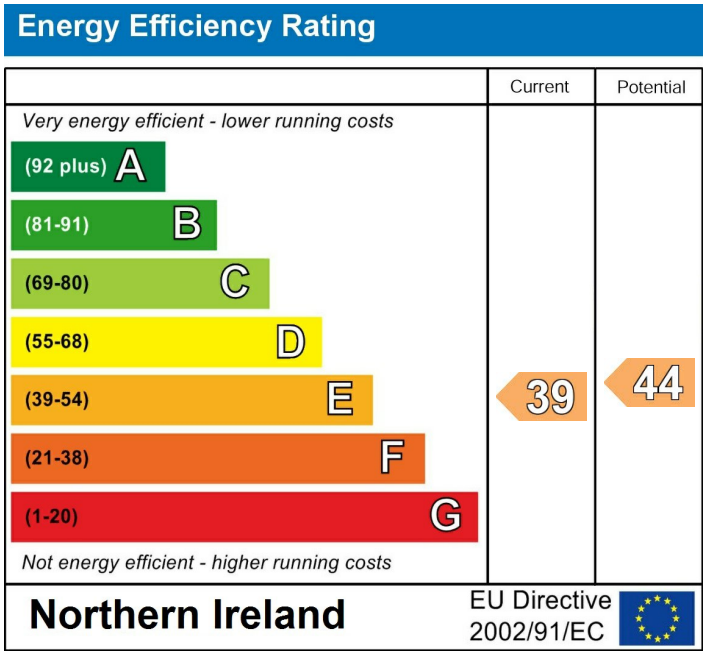






Three bedroom / three reception, linked-detached farmhouse style home with workshop and large garden, located on the Carncome Road, Connor/Kells village, Ballymena. Offering adaptable accommodation the property comprises entrance hall, lounge with open fire, sitting room/bedroom four/study, dining room, fitted kitchen with range of high and low level storage units, rear hall, bathroom and three first floor bedrooms. Externally the property enjoys gated, pedestrian access to cobbled/paved area to rear, workshop and large rear garden finished mainly in lawn. Other attributes include oil heating, convenient location and village living. The property is in need of modernisation, which is fairly reflected in the marketing price. Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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