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3 Parkgate Road, Kells / Connor, Ballymena, BT42 3LE

- Semi Detached Bungalow
- Lounge; Recess For Wood Burning Stove
- Shower Room With Three Piece Suite
- Generous Sized Driveway & Parking Area
- Detached Workshop / Garage
- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Rear Yard; Two Separate Stores
- Convenient Location

Offers Over £129,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching PVC double glazed side screen. Tiled floor. Access to roof space.

LOUNGE 15'4" x 9'8"

Recess for wood burning stove. PVC double glazed picture window to front elevation. Tiled floor. Recessed spotlights to ceiling. Access to kitchen.

KITCHEN WITH INFORMAL DINING AREA 15'3" x 9'10"

Modern fitted kitchen with a range of high and low level storage units and contrasting melamine work surfaces. Stainless steel 1.25 bowl sink unit with matching draining bay and swan neck mixer tap. Space for cooker with integrated extractor fan over. Integrated fridge freezer. Plumbed for automatic washing machine. Splashback tiling at work surface level. Tiled floor. Recessed spotlights. PVC double glazed rear door. Access into entrance hall.







BEDROOM 1 11'10" x 11'7" (wps)

Wood laminate floor. Built-in hot press with water tank. PVC double glazed picture window to rear elevation.

BEDROOM 2 11'7" x 7'10" (wps)

Wood laminate floor. PVC double glazed picture window to front elevation.

SHOWER ROOM 5'9" x 5'10"

White three-piece suite with fully panelled shower enclosure, vanity unit with wash hand basin and low flush push button WC. Electric shower unit in shower enclosure. Chrome heated towel radiator. Tiled walls. Tiled floor.

EXTERNAL

Concrete private driveway leading to a generous sized tarmac parking area at the front.
PVC rainwater goods.
Generous rear yard finished in concrete, tarmac and stone.
PVC oil storage tank
Oil-fired central heating boiler to rear
External lighting
Outside tap

DETACHED WORKSHOP / GARAGE 20'10" x 17'10"

Sliding timber double doors to front elevation. Light and power. Two single glazed windows. Part mezzanine storage area. Pedestrian service door to rear elevation.

SEPARATE EXTERNAL STORE 13'5" x 6'7"

Timber panel door with glazed panel inset. Light and power.

SECOND EXTERNAL STORE 12'3" x 7'1"

Glazed panelled timber door. Power point. Single glazed window to rear elevation.

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.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.





These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.



Well presented, two bedroom, semi detached bungalow with detached workshop/garage, conveniently situated on the popular Parkgate Road, Connor, Ballymena.

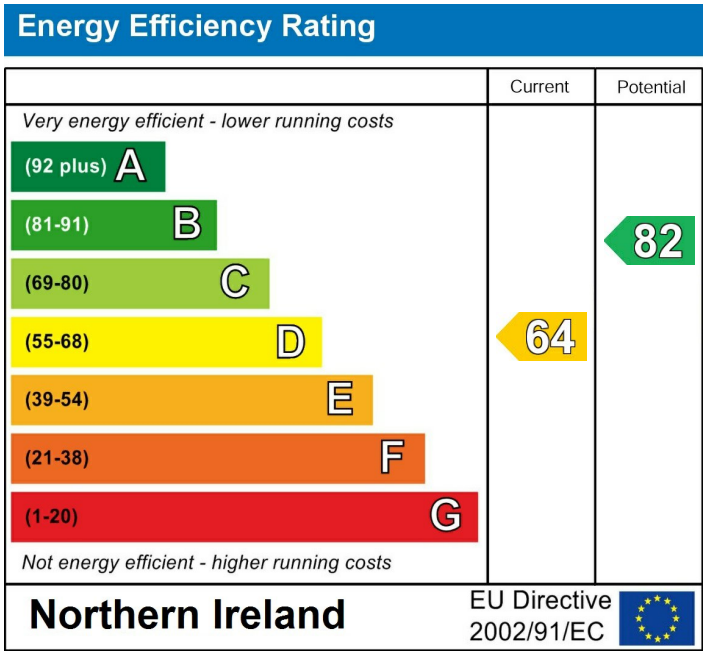
The property comprises entrance hall, lounge with recess for wood burning stove, kitchen with informal dining area, two well proportioned bedrooms, and shower room with three piece suite.

Externally, the property enjoys private driveway leading to a generous sized tarmac parking area at the front, generous sized rear yard finished in concrete, tarmac and stone, detached workshop/garage, and two separate external stores.

Other attributes include oil fired central heating, PVC double glazing, and convenient location.

Early viewing strongly recommended.





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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