COLIN GRAHAM RESIDENTIAL

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30 Condiere Avenue, Connor, BT42 3LD

- Spacious Mid Terrace Property
- Lounge; Tiled Fireplace
- Bathroom; White Suite
- Double Glazing
- Convenient Location
- Two Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating
- Fully Enclosed Rear Garden/Yard
- Ideal First Time Buy / Buy To Let

Offers Over £79,950

EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

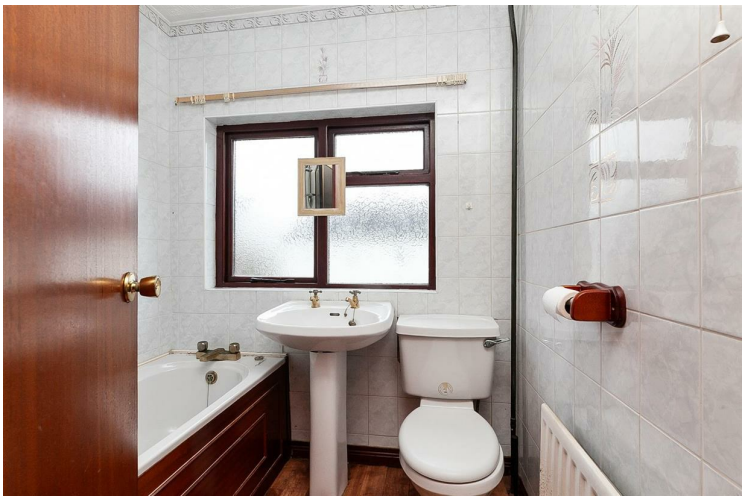
Hardwood glass panelled front door. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 12'8" x 12'7" (wps)

Open fire in tiled fireplace with matching hearth. Wood laminate floor covering. Fitted storage units and shelving. Picture window to front elevation.







KITCHEN WITH INFORMAL DINING AREA 16'1" x 6'5"

Fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless stink unit with draining bay. Cooker point. Space for fridge freezer. Part tiling to walls. Tiled floor. Access to under stairs store. Hardwood, glass panelled door to rear garden/yard.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'8" x 10'0"

Built in double wardrobe. Access to separate built in store. Access to shelved hot press. Exposed tongue and groove timber flooring.

BEDROOM 2 9'10" x 9'1"

Range of fitted wardrobes and storage. Exposed tongue and groove timber flooring.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and folding shower screen over bath. Fully tiled walls.

EXTERNAL

Low maintenance front garden finished in paving and decorative stone.
Tiled entrance canopy.
PVC soffits, fascia and rainwater goods.
Fully enclosed paved rear garden/yard.
Outside tap.

UTILITY STORE

Plumbed and space for washing machine. Power, light and oil fired central heating boiler.

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.



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Spacious, two bedroom, mid terrace property, conveniently situated off Connor Road, Connor, Ballymena.

The property comprises entrance hall, lounge, kitchen with informal dining area, two well-proportioned bedrooms, and bathroom with white three piece suite.

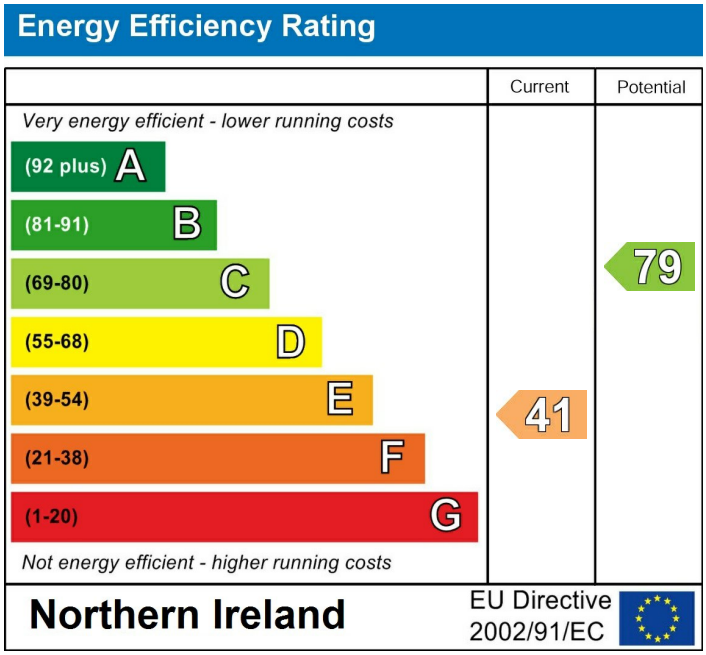
Externally, the property enjoys low maintenance, fully enclosed, rear garden/yard and utility store.

Other attributes include oil heating and double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly 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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