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52 Corn Mill, Connor, Ballymena, BT42 3QA

- Semi Detached Home
- Lounge; Contemporary Electric Fire
- Family Bathroom With Three Piece Suite
- Utility Room; Furnished Cloakroom
- Gardens Front And Rear
- Three Bedrooms; Principal With En Suite
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Communal Bay Parking Area
- Well Presented; Convenient Location

Offers Over £149,950

EPC Rating B





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, panelled front door with arched double glazed fanlight over. Tiled floor. Stairwell leading to first floor.

LOUNGE 16'9" x 13'0" (wps)

Picture window to front elevation. Contemporary, wall hung electric fire with floating sleeper beam style mantle over, and slate hearth below. Glazed French doors leading into:

KITCHEN THROUGH DINING ROOM 16'9" x 13'9" (wps)

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Composite 1.5 bowl sink unit with matching draining bay and swan neck mixer tap. Integrated four ring hob with stainless steel pyramid style extractor canopy over. Range of integrated appliances comprising eye level oven, microwave oven, fridge freezer and dishwasher. Wood strip effect tiled floor. PVC double glazed French doors to rear garden. Access into:







UTILITY ROOM 5'3" x 4'0"

Melamine work bench to match kitchen. Plumbed for automatic washing machine and space for tumble dryer. Wood strip effect tiled floor. Access into:

FURNISHED CLOAKROOM

White two piece suite comprising semi pedestal wash hand basin and WC. Splash back tiling to sink. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space and built in shelved store. Built in hotpress.

PRINCIPAL BEDROOM 12'1" x 9'7"

EN SUITE SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled shower unit and bi-folding glass door to shower. Splash back tiling to sink. Tiled floor.

BEDROOM 2 12'1" x 8'6" (wps)

BEDROOM 3 12'1" x 7'9"

FAMILY BATHROOM

White three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Mixer tap, glass shower screen and thermostat controlled shower unit over bath. Tiled splash back to bath and sink. Tiled floor.

EXTERNAL

Front garden finished mainly in lawn.
Communal bay parking area to front finished in tarmac.
Fully enclosed rear garden finished in lawn, paved patio area and range of shrubbery.
Timber garden shed.
PVC oil storage tank.
Oil fired central heating boiler.
External lighting.
Outside tap.

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.







Well presented, three bedroom, semi detached home with fully enclosed rear garden, located within the popular and conveniently positioned Corn Mill development, Connor, Ballymena.

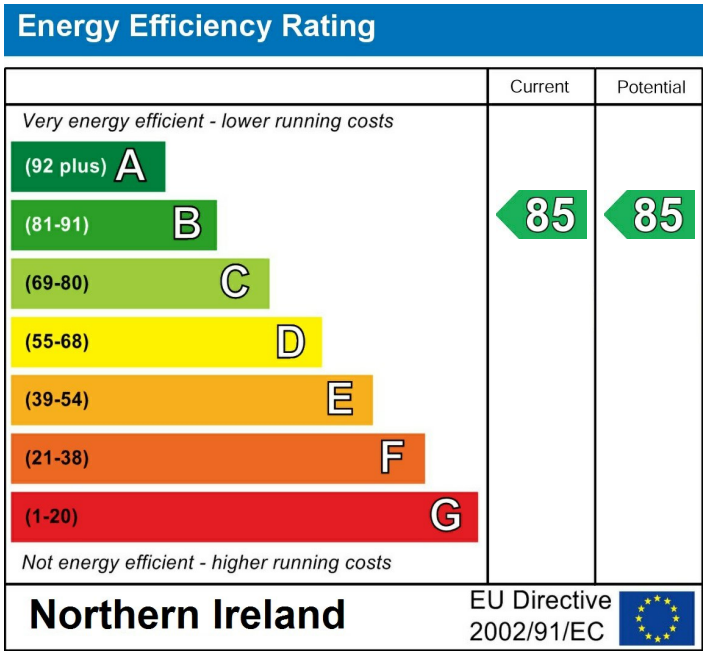
The property comprises entrance hall, lounge with contemporary wall hung electric fire, modern fitted kitchen through dining room, separate utility room, furnished cloakroom, three well proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and family bathroom with white three piece suite.

Externally the property enjoys front garden finished mainly in lawn, communal bay parking area to front finished in tarmac, and fully enclosed rear garden finished in lawn, paved patio area and range of shrubbery.

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

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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