



65 Main Street, Ballycarry, BT38 9HH

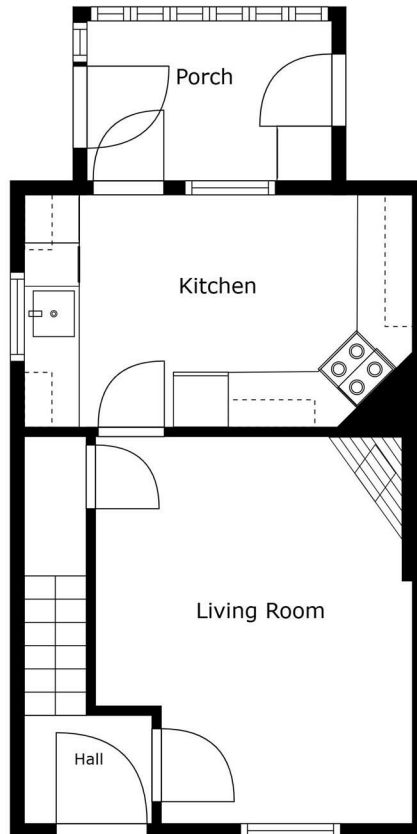
- Cottage Style Semi Detached Home
- Lounge
- Lean To Rear Porch
- Oil Heating; Double Glazing
- Village Setting
- Two Bedrooms
- Kitchen With Informal Dining Area
- Bathroom; White Suite
- Generous Sized, Private Rear Garden
- Ideal First Time Buy / Buy To Let

Offers Over £109,950

EPC Rating E



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is Only And Is Not To Scale

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor.

LOUNGE 13'8" x 11'4" (wps)

Cast iron focal point fireplace. Access to under stairs store.

KITCHEN WITH INFORMAL DINING AREA 13'10" x 8'3"

Country style kitchen with range of high and low level fitted storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Integrated hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine and dishwasher. Twin glass fronted display cabinets. Splashback tiling to walls. PVC double glazed door leading to:

PORCH 8'10" x 4'11"

Access to boiler room and rear garden.



FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 13'10" x 6'8"

Dual aspect windows.

BEDROOM 2 13'11" x 8'2" (wps)

Dual aspect windows.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower, shower screen and wall panelling over bath. Access to shelved hot press.

EXTERNAL

Low maintenance front garden finished in decorative stone and range of plants, trees and shrubbery.

Generous sized private rear garden finished in lawn, patio area and decorative stone.

PVC oil storage tank.

Outside tap.

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.

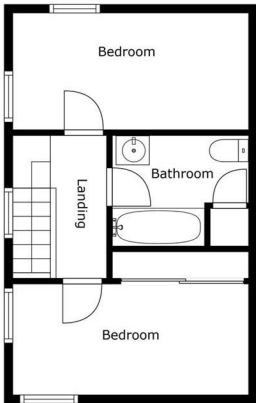
CUSTOMER DUE DILIGENCE

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.



Proportion to Part Illustrative Purposes Only and is Not to Scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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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