



Brian
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.co.uk

18 Croft Grove, Carnlough, Ballymena, BT44 0EL

Offers Around £114,950

FEATURES

- **END TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **LOUNGE - GAS FIRE**
- **FITTED KITCHEN - NEWLY INSTALLED HOB AND OVEN**
- **CASUAL DINING AREA**
- **DOWNSTAIRS GUEST W.C.**
- **WHITE BATHROOM SUITE - RADIO CONTROLLED JACUZZI BATH**
- **THREE BEDROOMS - ONE WITH A SAUNA FOR TWO PERSONS**
- **ENCLOSED PRIVATE REAR GARDEN**
- **WALLED FRONT GARDEN**
- **CHAIN FREE**
- **POPULAR SEASIDE LOCATION**

Situated in this popular seaside location, just off the famous Antrim Coast Road, it is a pleasure to offer for sale this spacious end town house.

Providing ample living accommodation, the property comprises of a lounge, fitted kitchen/dining area, downstairs guest W.C., bathroom and three bedrooms, one with a sauna!

Complete with walled front garden and enclosed, private rear garden, this excellent property will no doubt attract much attention.

Chain Free, viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE:

Feature high mantle fireplace with LPG gas fire.

KITCHEN/DINING AREA:

Range of fitted upper and lower level units. Integrated newly installed hob and oven. Extractor fan. One and half bowled stainless steel sink unit. Plumbed for automatic washing machine. Casual dining area.

GUEST W.C.:

REAR PORCH:

First Floor

BEDROOM (1):

Laminate wood flooring.

BEDROOM (2):

Complete with a sauna for two off.

BEDROOM (3):

BATHROOM:

White suite incorporating W.C., vanity wash hand basin and radio controlled Jacuzzi style bath. Separate shower cubicle.

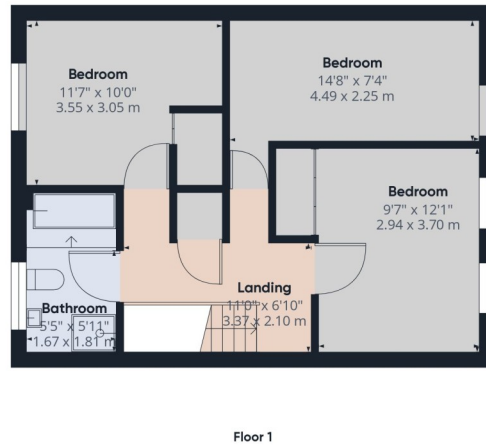
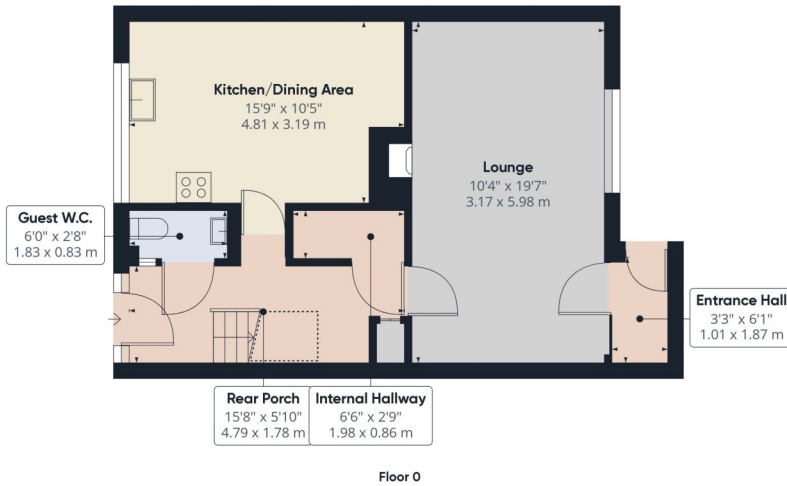
Outside

GARDENS:

Walled front garden.

Enclosed private rear garden.





Approximate total area[®]
1013.55 ft²
94.16 m²

Reduced headroom
12.21 ft²
1.13 m²

(1) Excluding balconies and terraces

⚠ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	42 E	
21-38	F		
1-20	G		

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