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18 Liester Park, Ballyrobert, Ballyclare, BT39 9RZ

- Extended Detached Bungalow
- Two Separate Reception Rooms
- Bathroom With Four Piece Suite
- Private Double Driveway
- Attached Garden Room
- Three Well-Proportioned Bedrooms
- Luxury Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Matching Detached Garage
- Low Maintenance, Fully Landscaped Site

Offers Over £235,000

EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screen. Tiled floor. Access to shelved store. Access to floored roof space via slingsby style ladder.

LOUNGE 17'1" x 10'11"

Bay window to front elevation. Open fire in marble fireplace with matching hearth. Timber floor.

DINING ROOM 11'0" x 9'1"

Timber floor. Open arch leading to:







KITCHEN 22'11" x 8'11"

Luxury fitted kitchen with comprehensive range of high and low level fitted storage units with contrasting, solid quartz work surface and matching upstands. Inlaid 1.5 bowl sink unit. Space for range style oven with extractor hood over. Space for fridge freezer. Integrated dishwasher. Glass fronted display cabinet. Part tiling to walls. Tiled floor.

UTILITY ROOM 8'2" x 7'2"

Fitted low level storage units with contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with a glass top. Plumbed and space for washing machine. Tiled floor. PVC double glazed door to rear garden.

BEDROOM 1 12'6" x 10'9"

Range of fitted wardrobes and storage units.

BEDROOM 2 10'9" x 9'1"

BEDROOM 3 10'7" x 9'1"

BATHROOM

Four piece suite comprising panelled, whirlpool style, corner bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Fitted storage units. Towel radiator. Fully tiled walls.

EXTERNAL

Private, double driveway finished in brick pavior.
Landscaped, front garden with brick pavior path, pergola and wide array of plants, trees and shrubbery.
Flagged entrance area with external lighting.
PVC soffits, fascia and rainwater goods.
Low maintenance, fully enclosed rear garden, finished in paving, raised bedding and wide array of plants, trees and shrubbery.
Outside taps.
PVC oil storage tank.
External power points.

DETACHED GARAGE 18'6" x 12'8"

Power operated, roller shutter door. Separate PVC double glazed door to rear garden. Power, light, sink and oil fired combi boiler.

GARDEN ROOM TO REAR 12'7" x 12'2"

Power, light, double radiator and PVC double glazed French doors to rear garden.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



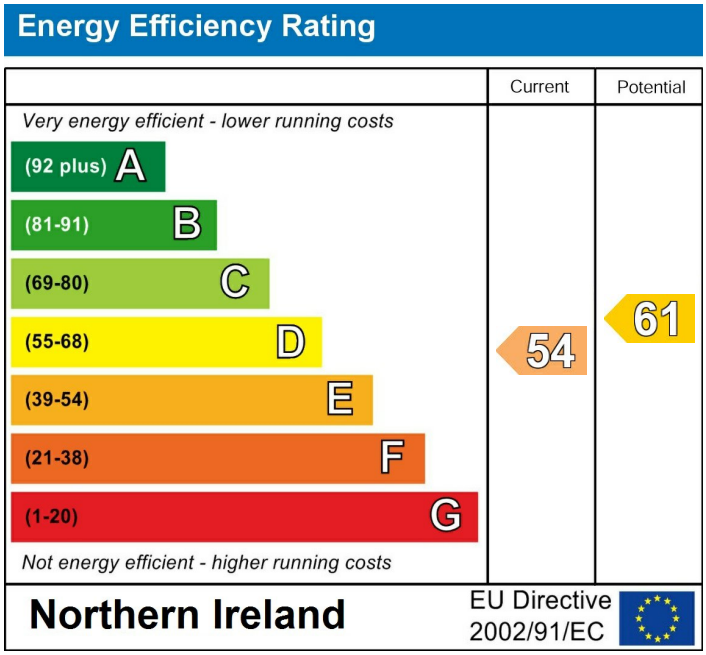


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, three bedroom/two reception, extended, detached bungalow, located within the well sought after Liester Park development, Ballyrobert village, Ballyclare. The property comprises entrance hall, lounge, dining room, separate luxury fitted kitchen, utility room, three well-proportioned bedrooms, and bathroom with four piece suite. Externally, the property enjoys private double driveway, matching detached garage, attached garden room, and low maintenance gardens front and rear, finished in brick pavior, paving and wide array of plants, trees and shrubbery. Other attributes include oil heating (combi boiler), 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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