COLIN GRAHAM RESIDENTIAL

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39A Carnlea Road North, Moorfields, BT42 3BZ

- Impressive, Detached, Family Sized Bungalow
- Five Bed; Three+ Reception / Four Bed; Four+ Reception
- 'Jack & Jill' Style En Suite
- Tarmac Driveway; Double Garage
- Elevated Rural Views
- Adaptable Accommodation
- Luxury Fitted Kitchen; Utility Room
- Separate, Deluxe Family Bathroom
- Fully Landscaped Site (c.0.8 acres)
- Immaculately Presented Throughout

Offers Over £465,000

EPC Rating D

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Indian sandstone tiled floor. Access to walk in cloakroom. Access to shelved hot press. Twin access points to roof space.

FAMILY ROOM 12'11" x 12'6"

Dual aspect windows. Elevated rural views. Indian sandstone tiled floor.

DINING ROOM / BEDROOM 5 11'7" x 9'3"

Timber flooring. Stone clad feature wall. Elevated rural view. PVC double glazed French doors with matching side screens leading to patio and rear garden.

LOUNGE 17'8" x 14'3"

Tiled inglenook recess with electric stove. Elevated rural views. Indian sandstone tiled floor. Open arch to kitchen. Glass panelled door leading to:

SUN LOUNGE 29'4" x 13'5" (wps)

Elevated rural views. Indian sandstone tiled floor. PVC double glazed French doors leading to raised timber deck and garden.

KITCHEN WITH INFORMAL DINING AREA 16'8" x 11'7" (wps)

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting, quartz work surface. Matching splashback and upstands to walls. Matching island unit with breakfast bar area. Inlaid stainless steel 1.5 bowl sink unit with Quooker boiling water tap. Integrated, Neff, touch screen, induction hob with extractor hood over. Space for American style fridge freezer. Integrated, Neff double ovens. Integrated dishwasher. Wood laminate floor covering. PVC double glazed sliding patio doors leading to patio area and garden.

UTILITY ROOM 14'0" x 5'10"

Range of fitted high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Space for American style fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to wall. Indian slate tiled floor. PVC double glazed door leading to rear garden.

PRINCIPAL BEDROOM 13'6" x 13'1"

Elevated rural view. Tiled floor.

BEDROOM 2 15'8" x 11'6" (wps)

Wood laminate floor covering.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Timber flooring. Jack and Jill style access to:

BEDROOM 3 11'5" x 9'3"

Indian sandstone tiled floor.

BEDROOM 4 11'6" x 10'5" (wps)

Elevated rural view. Wood laminate floor covering.

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising panelled jacuzzi/whirlpool style bath, separate, fully tiled shower enclosure, vanity unit and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head and body jets system. Tiled feature wall. Indian sandstone tiled floor.

EXTERNAL

Double gates leading to generous sized private driveway area finished in tarmac.
Entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Secondary porch to rear.
Generous gardens front, side and rear finished in lawn, paved patio area, raised timber deck and wide array of plants, trees and shrubbery.
Outside hot and cold water taps.
External power points.
Oil fired central heating boiler.
PVC oil storage tank.
Enclosed dog run to rear of garage.

BRICK BUILT GARDEN ROOM / SUMMER HOUSE 13'5" x 7'8"

Power, light, wood laminate floor covering, triple aspect windows and PVC double glazed French doors.

MATCHING DETACHED DOUBLE GARAGE 24'3" x 19'9"

Twin, PVC coated, roller shutter doors. Separate PVC double glazed service door to side. Power and light.

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.

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.

[redacted]

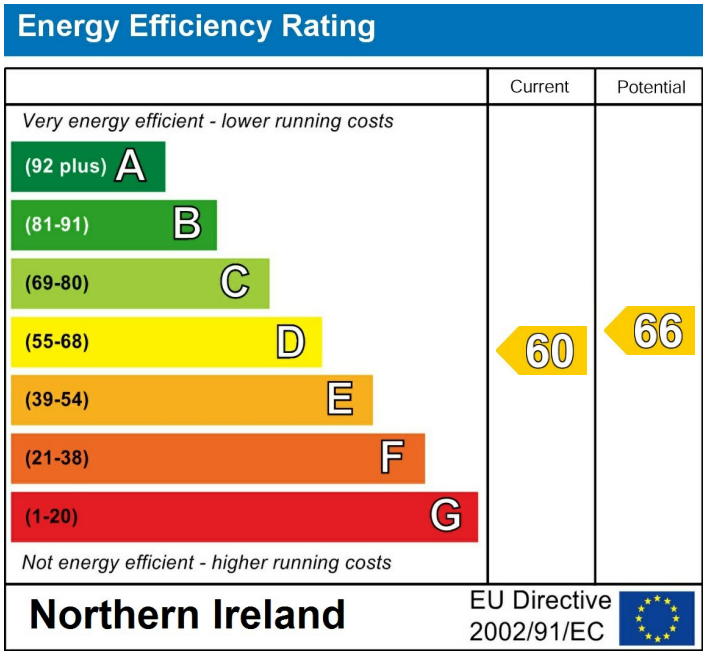
Impressive, immaculately presented, spacious, detached bungalow, with matching detaching double garage, occupying a fully landscaped site extending to c.0.8 acres, with stunning rural views, located off Carnlea Road North, Moorfields, Ballymena.

The property offers adaptable accommodation and comprises entrance hall, lounge with electric stove, family room, sun lounge, dining room/bedroom five, luxury fitted kitchen with informal dining area, utility room, four well-proportioned bedrooms, to include Jack and Jill style access en suite shower room to bedrooms two and three, and separate deluxe family bathroom, with contemporary, four piece suite.

Externally, the property enjoys generous sized private driveway, finished in tarmac, matching detached double garage, brick built garden room, fully landscaped site, finished in lawn, paved patio area, raised timber deck entertaining area, and range of plants and shrubbery, and small, adjoining grass paddock.

Other attributes include oil heating and PVC double glazing.

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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