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8 Castlebrook Lane, Ballynure, Ballyclare, BT39 9GZ

- Detached Family Home
- Lounge; Separate Dining Room
- Deluxe Fully Tiled Family Bathroom
- Furnished Cloakroom
- Gardens Front, Side & Rear; Rural Views
- Four Bedrooms; Principal With En Suite
- Luxury Kitchen With Informal Dining Area
- Oil Heating; PVC Triple Glazing
- Private Driveway; Matching Detached Garage
- Convenient Location; Immaculately Presented

Offers Over £285,000

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, triple glazed front door. Tiled floor. Fitted storage unit. Glass panelled doors to lounge, dining room, kitchen and furnished cloakroom. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising vanity unit and WC. Splash back tiling to sink. Tiled floor. Access to under stairs store.

LOUNGE 16'0" x 12'1"

Feature window to front elevation enjoying rural views. Cast iron wood burning stove in granite fireplace with matching hearth and contrasting surround. PVC double glazed French doors to rear garden. Timber flooring.

DINING ROOM 11'10" x 11'8"

Dual aspect windows. Rural views. Fitted desk and storage units. Tiled floor.







KITCHEN WITH INFORMAL DINING AREA 20'7" x 10'0"

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting solid quartz work surface and breakfast bar area. Inlaid stainless steel 1.5 bowl sink unit. Range of Neff integrated appliances comprising five ring gas hob, twin double ovens, tall fridge, separate tall freezer, dishwasher, washing machine and tumble dyer. Solid quartz splash back and upstands to walls. Tiled floor. Dual aspect windows. Composite, triple glazed, split stable style door to rear garden.

FIRST FLOOR

LANDING

Access to hot press and partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 12'9" x 12'0" (wps)

Elevated rural views.

DELXUE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white four piece suite comprising shower enclosure, floating vanity unit and WC. Electric shower Illuminated mirror over sink. Chrome towel radiator.

BEDROOM 2 12'9" x 10'1" (wps)

BEDROOM 3 11'10" x 9'10"

BEDROOM 4 12'8" x 10'4" (wps)

Comprehensive range of fitted wardrobes, island unit and shelving.

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white four piece suite comprising freestanding bath, separate shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Illuminated mirror over sink. Chrome towel radiator.

EXTERNAL

Private double driveway finished in tarmac.
Front and side gardens finished in lawn.
Tiled entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Electric car charging point.
Fully enclosed, low maintenance, paved rear garden.
Outside tap.
Boiler house with oil fired central heating boiler.
Enclosed service area with PVC oil storage tank.

GARDEN ROOM 14'1" x 9'10"

Power, light, underfloor heating and PVC double glazed windows and doors with internal blind system.





MATCHING DETACHED GARAGE 18'5" x 10'8"

Power operated up and over door. Separate composite service door. Power and light.

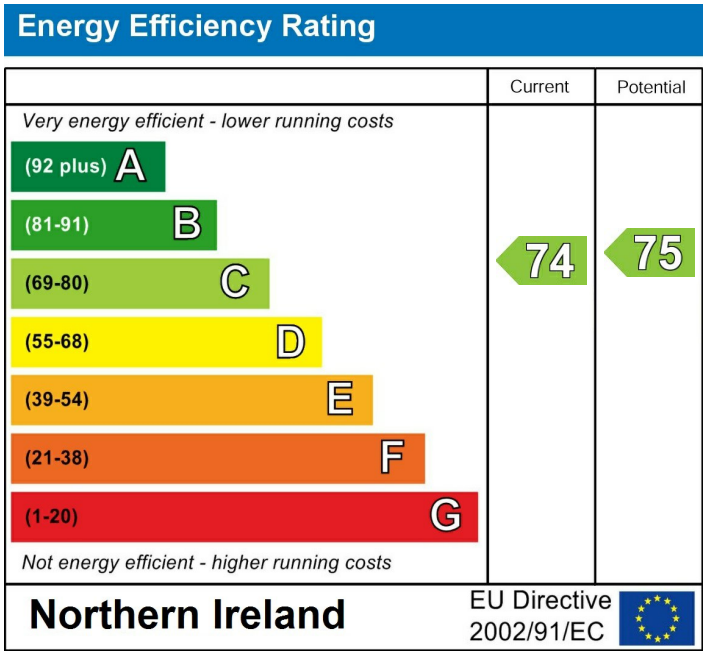
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.



Immaculately presented, four bedroom, two reception, detached family home with garden room and matching detached garage, occupying a prime site enjoying rural views, located within the popular Castlebrook development, Castle Road, Ballynure. The property comprises entrance hall, furnished cloakroom, lounge with cast iron wood burning stove in granite fireplace, separate dining room, luxury fitted kitchen with informal dining area, four well proportioned first floor bedrooms, to include principal bedroom with deluxe, fully tiled en suite shower room, and deluxe, fully tiled, family bathroom with contemporary four piece suite. Externally the property enjoys private double driveway finished in tarmac, front and side gardens finished in lawn, garden room with power, light and underfloor heating, matching detached garage, and fully enclosed, low maintenance, paved rear garden. Other attributes include oil fired central heating, Hive heating controls, PVC triple glazing and alarm system. 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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