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54 Ballyrobert Road, Ballyclare, BT39 9RY

- Semi Detached Home
- Lounge Through Dining Room
- Conservatory Extension; Utility Room
- Oil Heating; Double Glazing
- Large Detached Garage/Workshop
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Deluxe Bathroom With Three Piece Suite
- Generous Sized Private Driveway
- Rear Garden; Rural Views; Convenient Location

Offers Over £179,950

EPC Rating F





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

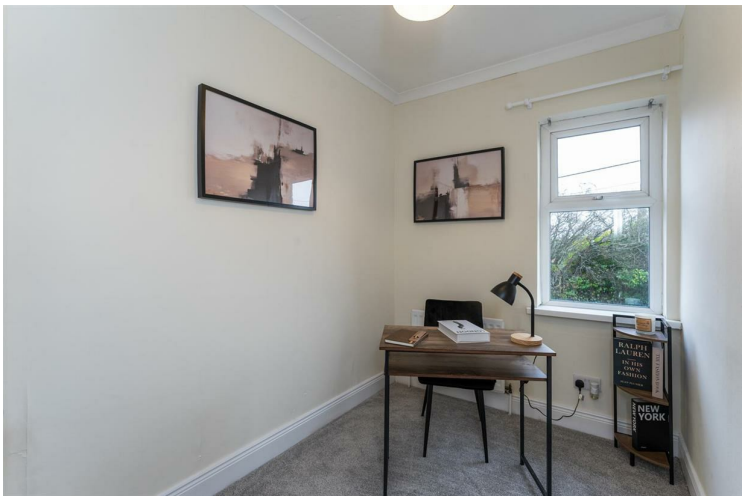
Hardwood, glass panelled front door with matching side screen and double glazed fanlight over. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

LOUNGE THROUGH DINING ROOM 23'5" x 12'7" (wps)

Open fire in cast iron fireplace with tiled inset, granite hearth and carved mahogany surround. Wood laminate floor covering. Glass panelled, French doors leading to kitchen.







UTILITY ROOM 10'1" x 6'1" (wps)

Fitted low level storage units with contrasting, melamine work surface. Stainless steel sink unit with twin draining bays. Plumbed and space for washing machine. Space for tumble dryer. Part tiling to walls. Oil fired central heating boiler (housed within matching unit). Tiled floor.

KITCHEN WITH INFORMAL DINING AREA 12'8" x 12'3" (wps)

Modern fitted kitchen with range of high and low level storage units, with contrasting, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob with extractor hood over. Integrated oven. Glass fronted display cabinets. Splashback tiling to walls. Tiled floor. Glass panelled door, leading to:

CONSERVATORY 16'5" x 10'11" (plus recess)

In PVC double glazed frame with matching French doors to rear garden. Wood laminate floor covering. Tiled floor to recess.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 11'11" x 11'8"

BEDROOM 2 11'7" x 11'1"

Rural views to rear.

BEDROOM 3 8'10" x 6'6"

DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Electric shower and glass shower screen over bath. Access to shelved hot press. Fully panelled walls. Tile effect floor covering.

EXTERNAL

Generous sized, private driveway area, finished in tarmac.
Tiled entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Rear garden, finished in lawn.
Twin outside taps.
PVC oil storage tank.





LARGE MATCHING DETACHED GARAGE / WORKSHOP 30'10" x 15'7" (to include partitioned area to rea

PVC coated, roller, shutter door. Power, light and water.



Well presented, three bedroom, semi detached home with conservatory extension and large matching detached garage/workshop, conveniently located on the Ballyrobert Road, Ballyclare, in close proximity to local amenities, schools, shops and main commuter networks.

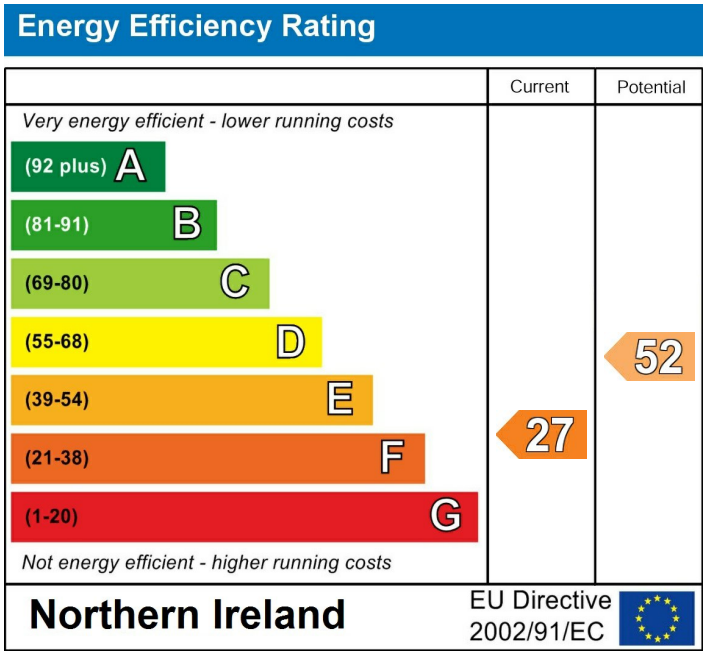
The property comprises entrance hall, lounge through dining room with open fire, modern fitted kitchen with informal dining area, conservatory, separate utility room, three well proportioned first floor bedrooms, and deluxe bathroom with contemporary, white, three piece suite.

Externally, the property enjoys generous sized private driveway area finished in tarmac, large matching detached garage/workshop, and rear garden finished in lawn.

Other attributes include oil fired central heating, double glazing, and convenient location.

Early viewing strongly 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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Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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