COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



91 Lower Ballyboley Road, Ballyclare, BT39 9UQ

- Impressive Detached Bungalow
- Spacious Lounge; Multi Fuel Burning Stove
- Deluxe Bathroom With Four Piece Suite
- Oil Heating; PVC Double Glazing
- Large Detached Workshop; Gardens Front, Side & Rear
- Four Bedrooms; Principal With Walk In Wardrobe & En Suite
- Kitchen With Informal Dining Through Family Room
- Utility Room; Cloakroom; Furnished Cloakroom
- Private Driveway; Detached Double Garage
- Rural Views; Immaculately Presented

Offers Over £425,000

EPC Rating B





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Dual tone, composite front door with matching double glazed side screen. Solid wood flooring. Dual aspect windows. Alarm panel. Glass panelled door with matching side screens leading into:

ENTRANCE HALL

Solid wood flooring. Glazed panelled doors leading into:

LOUNGE 21'5" x 16'3"

Brick inglenook fireplace with cast iron multi fuel burning stove set on slate tile hearth and sleeper style timber mantle over. PVC double glazed sliding patio door with matching side screens.

KITCHEN WITH INFORMAL DINING THROUGH FAMILY ROOM 28'6" x 16'2"

Country style fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Matching split level breakfast bar island. Inlaid ceramic sink with flexi hose mixer tap. Rayburn Aga oven (linked to hot water and heating) inset to brick inglenook style surround with sleeper style timber mantle. Integrated fridge freezer and dishwasher. Tiled floor and recessed spotlights to kitchen area. Solid wood flooring to family room. PVC double glazed sliding patio door with matching side screens leading to rear garden. Stable style door leading into:







UTILITY ROOM 7'8" x 7'1"

Low level storage units with contrasting melamine work surface. Space for oven. Plumbed for automatic washing machine. Space for tumble dryer. Splash back tiling to work surface. Tiled floor. PVC double glazed rear door. Access into:

CLOAKROOM 7'1" x 3'3"

Plumbed for shower room. Stainless steel sink unit with mixer tap and shower attachment. Light and radiator. Part PVC panelled walls. Tiled floor.

HALLWAY

Access to floored roof space with light. Access to shelved hot press with light. Access to separate built in store with light. Recessed spotlights.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Tiled floor.

PRINCIPAL BEDROOM 23'5" x 12'9" (wps)

Dual aspect windows with feature corner window enjoying rural views over rear garden.

WALK IN WARDROBE

Fitted shelving and hanging space. Power, light and radiator.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit with drench shower head over. Illuminated mirror over wash hand basin. Chrome towel radiator. Recessed spotlights.

BEDROOM 2 12'11" x 12'8"

PVC double glazed French doors leading to patio areas.

BEDROOM 3 12'9" x 9'8"

Dual aspect windows.

BEDROOM 4 8'7" x 8'1"

DELUXE FULLY TILED BATHROOM

White four piece suite comprising claw foot freestanding bath with central mounted mixer tap and shower attachment, separate fully tiled quadrant shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit with drench shower head over. Part wood panelled walls. Tiled floor.

EXTERNAL

Brick pillars with double timber gates leading to generous sized private driveway area finished in tarmac.
Front and side gardens finished in neat lawn and range of plants, trees and shrubbery.
Fully enclosed rear garden finished in neat lawn, paved patio area, timber decking, screened pond and range of plants trees and shrubbery.
Enclosed paved dog run.
Timber garden shed.
External lighting and power points.
Screened PVC oil storage tank.
Outside tap.

DETACHED DOUBLE GARAGE 26'1" x 19'6"

Twin, power operated roller shutter doors and separate PVC service door. Light, power and twin PVC double glazed windows to rear elevation.

WORKSHOP 38'3" x 23'6"

Power operated roller shutter door and separate service door. Waterproof boarding and insulated. Light, power and generator connection point.

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.

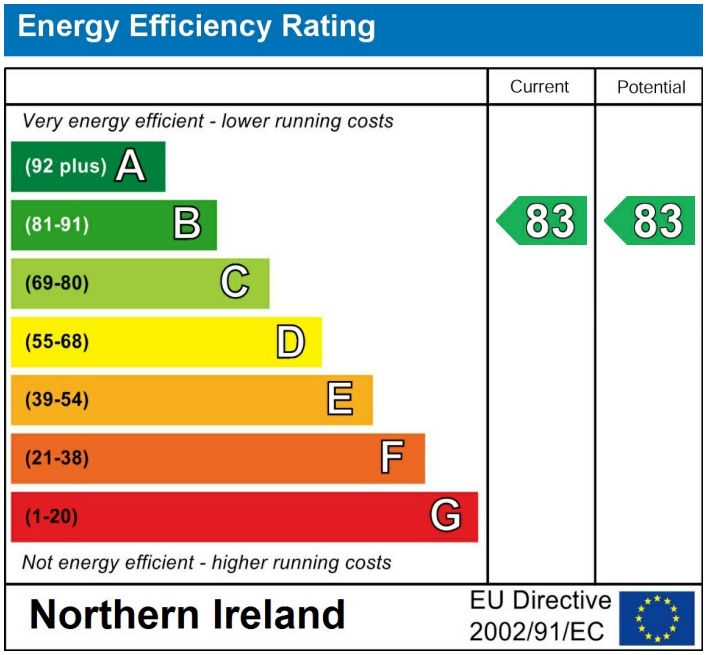






Immaculately presented, spacious, four bedroom detached bungalow with detached double garage and large detached workshop, occupying a generous sized site enjoying rural views, located on the periphery of Ballynure village, Ballyclare. The property comprises entrance porch, entrance hall, furnished cloakroom, entertainment sized lounge with multi fuel burning stove set in brink inglenook style fireplace, kitchen with informal dining area through family room, country style fitted kitchen, utility room, cloakroom (plumbed for shower room), four well proportioned bedrooms, to include principal bedroom with with walk in wardrobe and deluxe fully tiled en suite shower room, and deluxe family bathroom with white four piece suite. Externally the property enjoys generous sized private driveway finished in tarmac, detached double garage, large detached workshop, and generous sized gardens front, side and rear. Other attributes include oil fired central heating with Hive heating controls, PVC double glazing, alarm and CCTV 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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