COLIN GRAHAM RESIDENTIAL

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60 Ballypalady Road, Templepatrick, Ballyclare, BT39 0BT

- Detached Chalet Bungalow
- Kitchen With Informal Dining Area
- Oil Heating
- Private Driveway
- Gardens and Adjoining Paddock (c.1.3 acres)
- Four Bedroom / Two+ Reception
- Bathroom; Separate Shower Room
- Mainly PVC Double Glazed
- Double Garage; Stables and Workshop/Store
- Renovation / Redevelopment Project

Offers Over £199,950

EPC Rating G





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Access to under stairs storage.

LOUNGE 21'10" x 10'11"

Glass fronted fire in tiled fireplace. Triple aspect windows. Rural views.

KITCHEN WITH INFORMAL DINING AREA 19'10" x 12'0"

Fitted kitchen with range of high and low level storage units, with contrasting wood grain effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated double oven. Plumbed and space for washing machine and dishwasher. Dual aspect windows enjoying rural views. PVC double glazed door leading to:







REAR PORCH

Glass panelled door to driveway.

REAR HALL

SHOWER ROOM

Three piece suite comprising tiled shower enclosure, vanity unit and WC. Electric shower. Fully tiled walls.

FAMILY ROOM 17'7" x 12'4"

Open fire in stone clad fireplace with tiled hearth. Dual aspect windows. Cathedral style ceiling. Access to roof space. Access to double garage.

BEDROOM 1 12'0" x 10'11"

Dual aspect windows, enjoying rural views.

BEDROOM 2 10'5" x 9'11"

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Splash back tiling to walls. Access to roof space.

FIRST FLOOR

LANDING

Access to storage.

BEDROOM 3 10'5" x 9'3"

BEDROOM 4 10'0" x 9'5"

Access to under eaves storage.

EXTERNAL

Double gates leading to generous sized private driveway area. Front and side garden finished in lawn and range of plants, trees and shrubbery.

ATTACHED DOUBLE GARAGE 22'3" x 19'8"

Power, light and oil tank.

DETACHED TWO BAY STABLE BLOCK

DETACHED WORKSHOP / STORE 38'1" x 18'2" (wps)

Power, light and water.

ADJOINING PADDOCK

Extending to c.1.3 acres.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

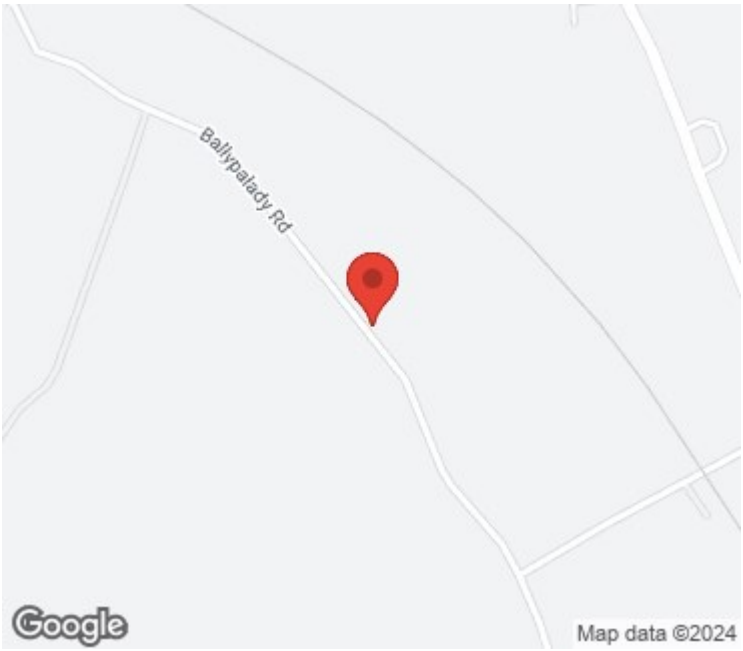
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

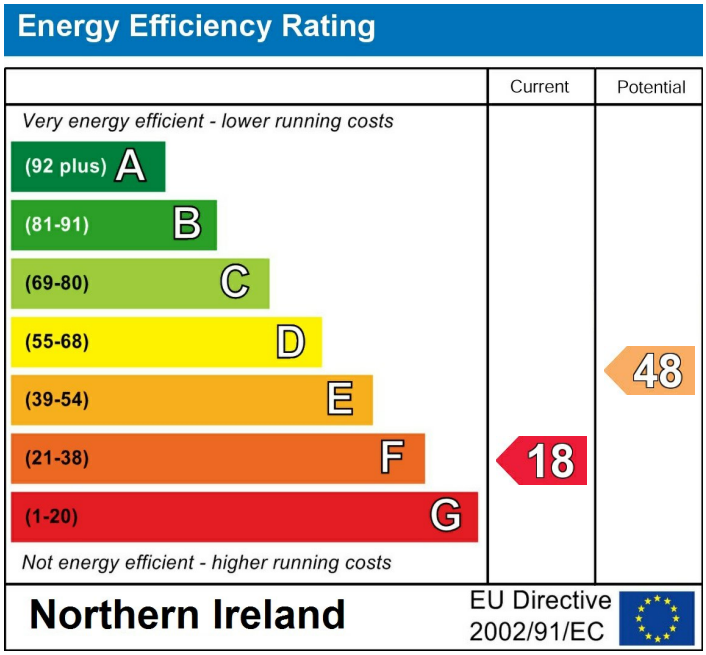






Deceptively spacious detached chalet bungalow with attached double garage, two bay stable block, large detached workshop/store, and adjoining paddock (c.1.3 acres), situated on the Ballypalady Road, Templepatrick, Ballyclare. The property comprises entrance hall, lounge, separate family room, kitchen with informal dining area, four bedrooms, bathroom and separate shower room. Externally the property enjoys generous sized private driveway, range of outbuildings, gardens and adjoining paddock. Other attributes include oil heating and mainly PVC double glazed. The property is in need of substantial renovation works and modernising, as generously reflected within marketing figure. Given the nature of the sale, the property is suitable to cash buyers only. 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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