COLIN GRAHAM RESIDENTIAL

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6 Parkgate Road, Parkgate, BT39 0DF

- Well Presented Detached Bungalow
- Kitchen; Utility Room
- Principal Bedroom; Walk In Wardrobe; En Suite
- Generous Sized Private Driveway
- Uninterrupted Rural Views To Rear
- Four Bedroom; Two Reception
- Family Bathroom; Furnished Cloakroom
- Oil Heating; Double Glazing
- Gardens Front and Rear
- Village Setting

Offers Over £350,000

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL
PVC double glazed front door with matching side screens. Glass panelled French doors leading to lounge.

CLOAKROOM

FURNISHED CLOAKROOM
White, two piece suite comprising pedestal wash hand basin and WC.

LOUNGE 20'10" x 15'0"
Feature height ceiling. Brick fireplace with cast iron wood burning stove on tiled hearth. Picture window to front elevation. Open through to:

DINING ROOM 12'2" x 12'2"
Dual aspect windows with rural view to rear. Timber flooring. Fitted shelving and storage units. PVC double glazed door with matching side screen leading to rear garden.

KITCHEN 12'11" x 11'11" (wps)
Fitted country style kitchen with range of high and low level storage units with contrasting melamine worktop. Picture window with views to rear. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated hob, oven and dishwasher. Built in wine rack. Glass fronted display cabinets. Splashback tiling to walls. Tile effect flooring.







UTILITY ROOM 12'1" x 6'11"

Range of fitted storage units with contrasting wood effect melamine worktop. Stainless steel sink unit with draining bay. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Part tiling to walls. Access to hot press. Access to partially floored roof space via slingsby style ladder. Open arch leading to rear porch with oil fired central heating boiler. Picture window with rural view to rear. PVC double glazed door leading to rear garden.

PRINCIPAL BEDROOM 13'0" x 11'11"

Dual aspect windows. PVC double glazed French door with matching side screen leading to front garden. Open arch leading to walk in wardrobe.

EN SUITE SHOWER ROOM

Three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled main shower unit. Half tiling to walls.

BEDROOM 2 11'1" x 11'0"

BEDROOM 3 12'0" x 11'0"

BEDROOM 4 11'11" x 9'11"

Rural view to rear.

FAMILY BATHROOM

White, four piece suite comprising panelled quarter bath, separate fully tiled shower enclosure, vanity unit and WC. Thermostat controlled main shower unit. Half tiling to walls.

EXTERNAL

Double gates leading to generous sized private driveway finished in tarmac.
Front garden finished in lawn, paving and range of shrubs and trees.
Paved entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in paved patio area.
PVC oil storage tank.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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.







Spacious, well presented, four bedroom/two reception detached bungalow, occupying a prime site, with uninterrupted rural views to rear, within Parkgate village, Ballyclare.

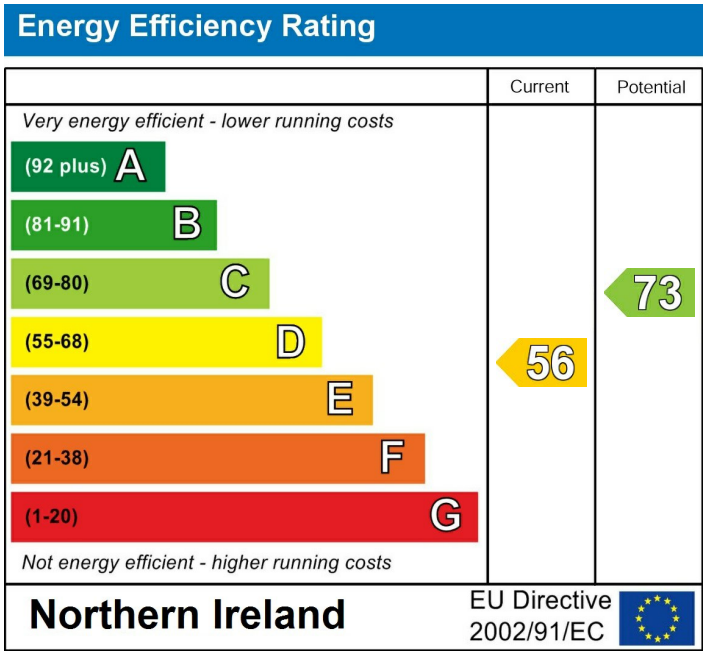
The property comprises entrance hall, furnished cloakroom, lounge with cast iron wood burning stove, open through to dining room, separate fitted kitchen, utility room, rear porch, four well-proportioned bedrooms, to include principal bedroom with walk in wardrobe and en suite shower room, and separate family bathroom with four piece suite.

Externally, the property enjoys generous sized private driveway, gardens front and rear, and uninterrupted views to rear.

Other attributes include oil heating, double glazing, and being within walking distance to the shops and amenities of Parkgate village.

Early interest 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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