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6 Castlebrook Way, Ballynure, BT39 9GY

- Detached Family Home
- Three+ Reception Rooms
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Four Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Bathroom; En Suite Shower Room
- Driveway; Garage
- Village Setting; Rural Views

Offers Over £239,950

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood, double glazed front door. Tile effect flooring.

ENTRANCE HALL

Tile effect flooring. Stairwell to first floor. Glass panelled, French doors, leading to lounge.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC. Tile effect flooring. Access to under stairs storage.

LOUNGE 16'0" x 11'10"

Picture window to side elevation, enjoying rural views. Glass fronted, cast iron stove with limestone fireplace. Tile effect flooring. Double doors leading to:

SUN LOUNGE 10'9" x 9'5"

Tile effect flooring. PVC double glazed French door to rear garden.







FAMILY ROOM 12'0" x 11'8"

Dual aspect windows. Tile effect flooring.

KITCHEN WITH INFORMAL DINING AREA 14'10" x 9'10"

Modern fitted kitchen with range of high and low level storage units, with contrasting, stone effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Space for range style oven with glass splashback and stainless steel extractor hood. Integrated fridge freezer and dishwasher. Space for wine fridge. Fitted breakfast bar unit. Upstands to walls to match work surface. Tile effect flooring.

UTILITY ROOM 9'10" x 5'8"

Range of fitted storage units with contrasting, stone effect, melamine work surface. Plumbed and space for washing machine. Space for tumble dryer. Upstands to wall to match work surface. Tile effect flooring. Hardwood, double glazed door to garage and rear garden.

FIRST FLOOR

LANDING

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

PRINCIPAL BEDOOM 13'1" x 11'10" (wps)

Wall to wall fitted wardrobes. Rural views. Wood laminate floor covering.

ENSUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Electric shower.

BEDROOM 2 12'0" x 9'8"

Wood laminate floor covering.

BEDROOM 3 12'10" x 10'3" (wps)

Wood laminate floor covering.

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

Wood laminate floor covering.

FAMILY BATHROOM

White, four piece suite comprising panelled bath, separate, panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Half tiling to walls. Tiled floor.

EXTERNAL

Private driveway, finished in tarmac.
Front garden, finished in slate chippings and range of plants, trees and shrubbery.
Tiled entrance canopy.
External lighting.
Enclosed side garden, finished in lawn and patio area.
Fully enclosed, low maintenance, paved rear garden.

MATCHING DETACHED GARAGE 17'8" x 13'5"

PVC coated, roller shutter door. Separate, glass panelled service door. Power, light, range of fitted storage units and floored roof space with 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.



Well presented, four bedroom/three+ reception, detached family home, with matching detached garage, situated within the well sought after Castlebrook development, Castle Road, Ballynure.

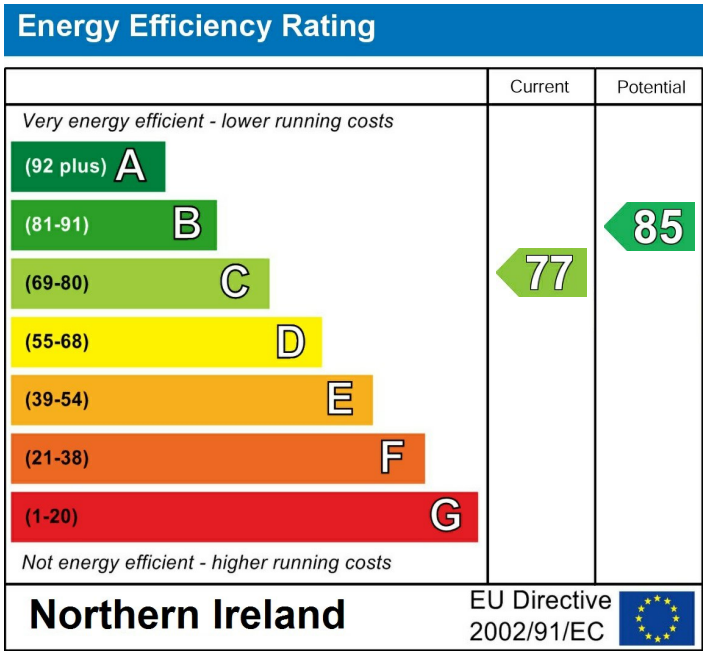
The property comprises entrance porch, entrance hall, furnished cloakroom, lounge, family room, sun lounge, kitchen with informal dining area, utility room, four well proportioned bedrooms, to include principal en suite, and separate family bathroom.

Externally, the property enjoys private driveway, garage, and gardens front, side and rear, finished mainly in lawn and paved patio area.

Other attributes include oil heating, PVC double glazing, village setting, and rural views.

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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