COLIN GRAHAM RESIDENTIAL

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70 Ballynure Road, Newtownabbey, BT36 5SJ

- Detached Family Home
- 5 Bed; 2+ Rec /4 Bed; 3+ Rec.
- Deluxe Bathroom & Shower Room
- Driveway and Yard Areas
- Comprehensive Range Of Outbuildings
- Adaptable Accommodation
- Modern Fitted Kitchen
- Oil Heating; Mainly Triple Glazed
- Attached Home Office & Games Room
- Adjoining Grass Paddock

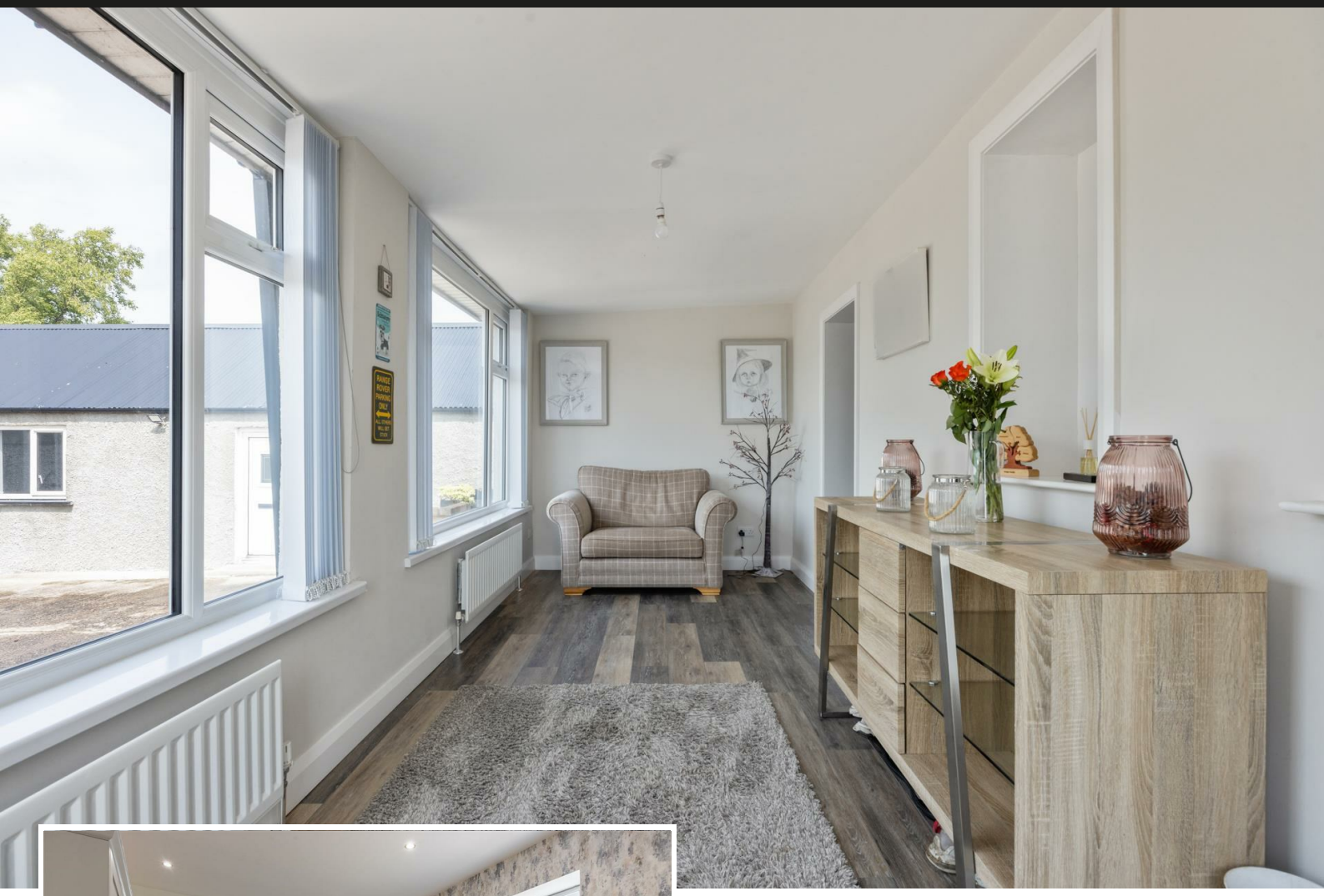
Offers Over £450,000

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Composite, triple glazed external door. Dual aspect windows. Wood laminate floor covering.

ENTRANCE HALL

Wood laminate floor covering. Stairwell to first floor.

LOUNGE 23'8" x 17'7" (wps)

Bay window to front elevation. Dual aspect windows. Brick inglenook recess with cast iron, wood burning stove on slate hearth. Composite, triple glazed external door with matching side screen. Cast iron spiral staircase leading to first floor. Open arch leading to kitchen and dining room.

DINING ROOM 14'4" x 10'11"

Wood laminate floor covering.

KITCHEN 13'0" x 11'5"

Modern fitted kitchen with range of low level storage units with contrasting, marble effect, melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Space for range style oven with stainless steel extractor hood over. Integrated dishwasher. Space for American style fridge freezer. Splashback tiling and upstands to walls. Wood laminate floor covering.

REAR HALL

Access to shelved store. Wood laminate floor covering. Access to:

UTILITY ROOM 13'10" x 13'0"

Range of fitted low level storage units with wood grain effect, melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Oil fired central heating boiler.







GUEST BEDROOM 13'10" x 12'11" (wps)

Bay window to front elevation. Open fire in cast iron fireplace with tiled inset and slate hearth.

DRESSING ROOM / WALK IN WARDROBE 12'8" x 10'2"

Dual aspect windows. Range of fitted wardrobes and storage units.

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower enclosure, vanity unit and concealed cistern WC. Thermostat controlled mains shower unit. Illuminated mirror over sink. Chrome towel radiator.

BEDROOM 3 10'8" x 10'6"

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate, panelled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Illuminated mirror over sink. Chrome towel radiator.

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM 15'5" x 10'9"

WALK IN WARDROBE

EN SUITE FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC.

SECOND FIRST FLOOR AREA

LANDING

Fitted storage units.

BEDROOM 4 13'4" x 13'1"

Access to under eaves storage.

BEDROOM 5 13'6" x 10'9"

Access to under eaves storage.

EXTERNAL

Generous sized private driveway leading to twin yard areas finished in stone and courtyard finished in concrete.
Front,side and rear gardens finished in lawn, brick pavior and patio areas.
Outside tap.
PVC oil storage tank.

ATTACHED HOME OFFICE

ENTRANCE HALL

PVC double glazed front door with matching side screen.

MAIN OFFICE 32'10" x 14'0" (wps)

Glass panelled door leading to:

KITCHEN 7'4" x 4'11"

Fitted low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Space for under counter fridge. Towel radiator. Tiled floor.

OUTSIDE TOILET

With wash hand basin and WC.

WORKSHOP 44'7" x 39'0" (wps)

Aluminium roller shutter door. Separate PVC double glazed service door with side screen.

STORE 1 14'6" x 13'6"

STORE 2 9'10" x 9'10"

STORE 3 43'8" x 28'6" (to include partitioned area)

STORE 4 28'7" x 19'10" (wps)

Aluminium roller shutter door.

STABLE 1





STABLE 2

ADJOINING GRASS PADDOCK

Extending to c.0.65 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.



Refurbished, five bedroom/two+ reception, detached family home, with yard, home office, games room, range of outbuildings, and adjoining grass paddock, all conveniently positioned off the Ballynure Road, Newtownabbey.

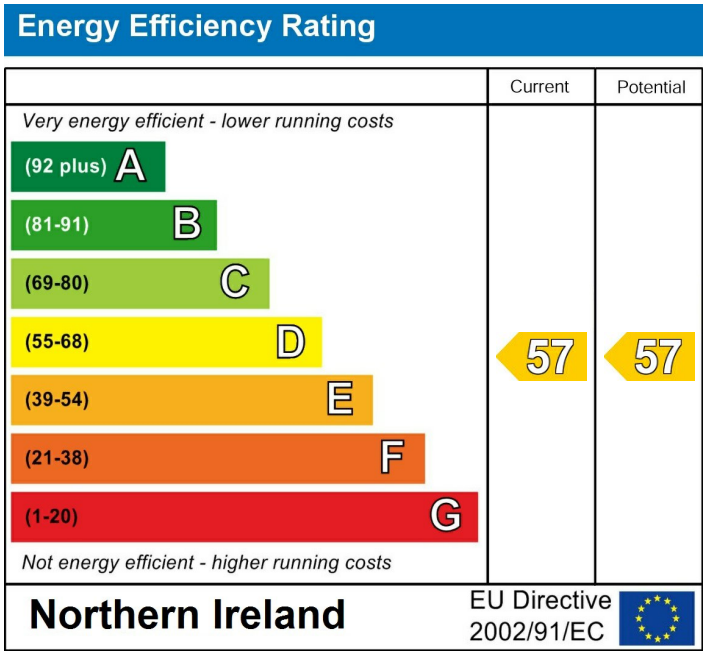
The property offers and adaptable accommodation and currently comprises entrance porch, entrance hall, lounge, dining room, kitchen, utility room, five bedrooms, deluxe family bathroom, and separate shower room.

Externally, the property enjoys private driveway area, range of yard areas, garden area, attached games room and office with kitchen and outside toilet, workshop, stables, range of stores, and adjoining grass paddock. The total site extends to c.1.45 acres, to include adjoining c.0.65 acre grass paddock.

Other attributes include oil heating, mostly triple glazing, and convenient location.

Early viewing 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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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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