COLIN GRAHAM RESIDENTIAL

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15 The Longshot, Ballyrobert Village, Ballyclare, BT39 9SA

- Detached Bungalow
- Lounge; Separate Dining Room
- Bathroom; Separate Shower Room
- Private Driveway Area
- Gardens Front, Side and Rear
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Matching Detached Garage
- Convenient Location

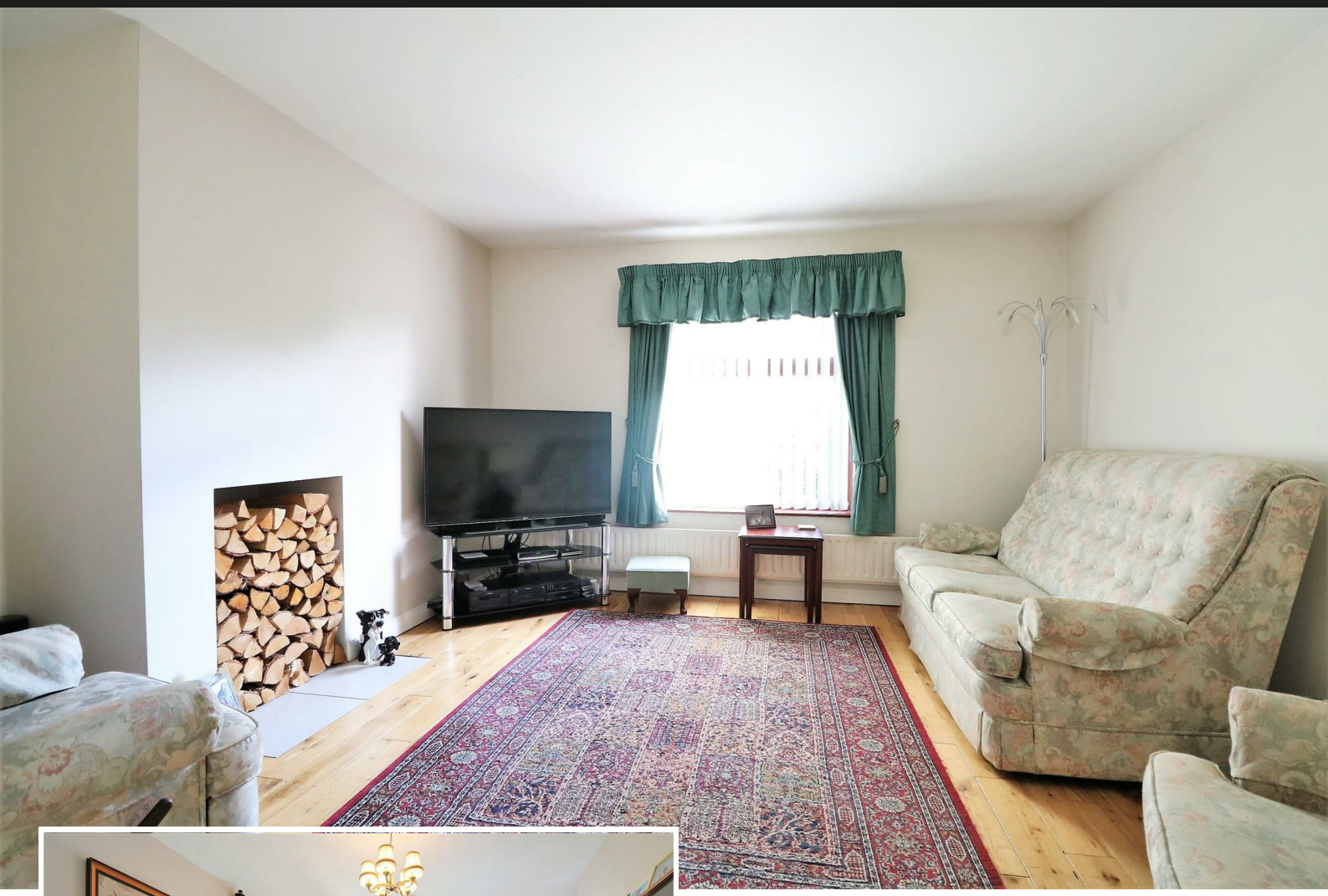
Offers Over £159,950

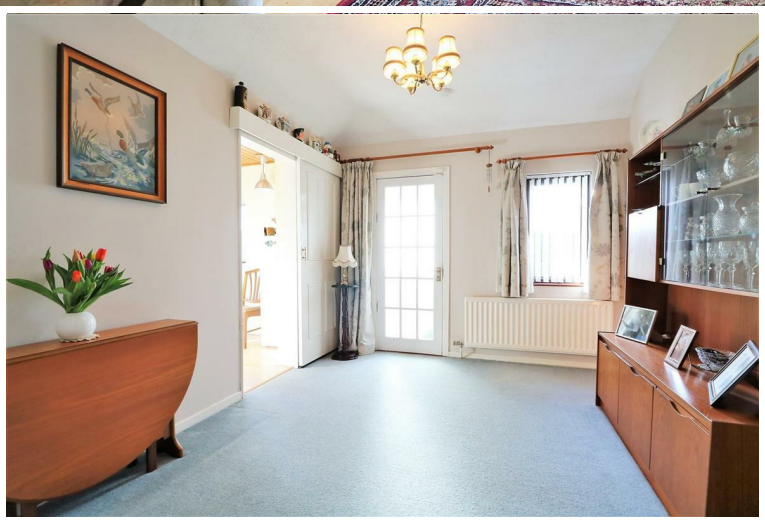
EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door. PVC double glazed dual aspect windows. Glazed panelled door leading into:

DINING ROOM 11'3" x 9'10"

Open arch into hall. Sliding barn door leading into:

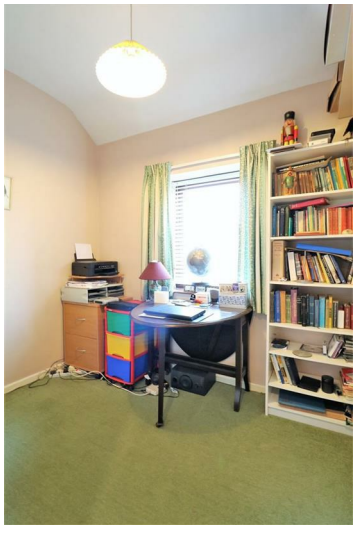
KITCHEN 11'11" x 8'7"

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with glass splash back and stainless steel extractor canopy over. Space for fridge freezer. Plumbed for automatic washing machine. Dual aspect windows. Wood laminate floor covering.

HALL







LOUNGE 13'3" x 12'0" (wps)

Solid wood flooring. Recess for wood burning stove.

HALLWAY

Tongue and groove ceiling. Access to roof space. Positive air ventilation system.

BEDROOM 1 14'0" x 8'0" (plus robes)

Wall to wall fitted wardrobes in sliding doors.

BEDROOM 2 9'11" x 8'5"

BEDROOM 3 8'5" x 6'9"

SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, vanity unit with wash hand basin and WC. Illuminated mirror encompassing shaver point.

REAR HALL

Built in storage unit accessed via double doors. Hardwood glazed rear door.

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Half tiling to walls. Wood laminate floor covering. Access to hot press.

EXTERNAL

Double gates leading to private driveway area.
Low maintenance front and side gardens finished in lawn, paving and range of plants, trees and shrubbery.
Fully enclosed, low maintenance rear garden finished in concrete, paving and shrub beds.
Access to built in store with oil fired central heating boiler.
PVC oil storage tank.
External lighting.
Outside tap.

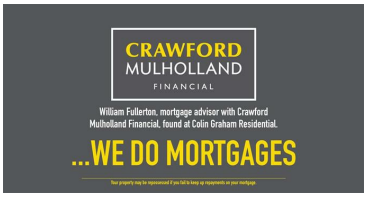
MATCHING DETACHED GARAGE 18'10" x 12'11"

Up and over door, separate service door, light and power.

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.

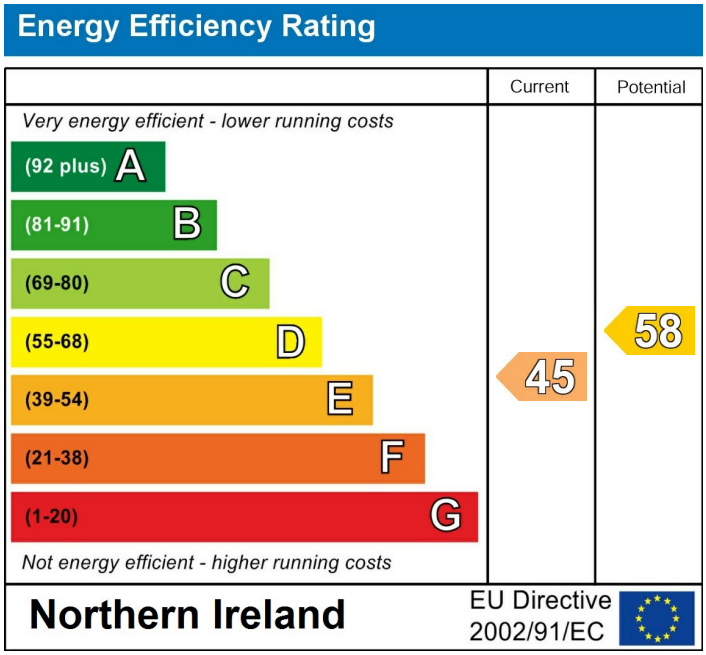






Immaculately presented, three bedroom / two reception, detached bungalow with matching detached garage, conveniently located on the popular Longshot Road, Ballyrobert Village, Ballyclare. The property comprises entrance porch, dining room with open arch to hall and sliding barn door leading into modern fitted kitchen, lounge with recess for wood burning stove, three well proportioned bedrooms, bathroom with white three piece suite, and separate shower room with three piece suite. Externally the property enjoys double gates leading to private driveway area, matching detached garage, low maintenance front and side gardens finished in lawn, paving and range of plants, trees and shrubbery, and fully enclosed, low maintenance rear garden finished in concrete, paving and shrub beds. Other attributes include oil fired central heating and PVC double glazing. 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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