

SALE AGREED

36 Ballynashee Road, Ballyclare, BT39 9SZ

- Immaculately Presented, Detached Bungalow
- Sun Lounge
- Family Bathroom; En Suite Shower Room
- Oil Heating; PVC Double Glazing
- Fully Landscaped, Mature Site (c.0.8 acre)
- Three Bedroom; Three+ Reception
- Modern Fitted Kitchen; Utility Room
- Large, Partially Floored Roof Space
- Private Driveway; Garage; Store
- Rural Views; Convenient Location

Offers Over £365,000

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Mahogany, double glazed front door with matching side screens. Access to cloakroom and hot press. Access to large, partially floored roof space via slingsby style ladder.

LOUNGE 19'2" x 12'11"

Dual aspect windows. Picture window to front elevation. Gas fire in marble fireplace with matching hearth and mahogany surround. Glass panelled door leading to:

DINING ROOM 10'11" x 8'9"

Wood laminate floor covering. Open arch to kitchen. PVC double glazed sliding patio door leading to:

SUN LOUNGE 13'6" x 10'0"

Tiled floor. Rural view to rear. PVC double glazed French doors leading to rear garden.



KITCHEN WITH INFORMAL DINING AREA 12'9" x 11'10"

Modern fitted kitchen with range of high and low level storage units with contrasting slate effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Rural view to rear. Integrated gas hob with glass splashback and extractor hood over. Integrated double ovens and dishwasher. Integrated larder fridge. Fitted breakfast bar unit. Upstands to walls to match worktop. Tiled floor.

UTILITY ROOM 9'7" x 4'10"

Range of fitted high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Plumbed and space for washing matching. Space for under counter freezer. Oil fired central heating boiler. Splashback tiling to walls. Tiled floor. PVC double glazed French door leading to rear garden.

PRINCIPAL BEDROOM 12'10" x 10'11"

Fitted wardrobes in panelled and mirror panelled sliding doors.

FULLY TILED EN SUITE SHOWER ROOM

White, three piece suite comprising panelled shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator.

BEDROOM 2 12'10" x 10'11"

Wood laminate floor covering.

BEDROOM 3 12'11" x 9'5" (wps)

FULLY TILED BATHROOM

White, four piece suite comprising tile encase bath, separate shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled main shower unit. Chrome towel radiator.

PARTIALLY FLOORED ROOF SPACE 38'0" x 9'6" plus under eaves area

With light.

EXTERNAL

Generous sized private driveway finished in stone.

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully landscaped site with immaculately maintained gardens, finished in lawn, patio areas, timber decking, large fish pond, vegetable patch, and wide array of mature plants, trees and shrubbery.

External power points.

Outside tap.

PVC oil storage tank.

LARGE MATCHING DETACHED GARAGE 18'0" x 14'11"

Up and over door. Separate service door. Power and light.

ATTACHED STORE ROOM TO REAR 15'1" x 10'4"

Power and light.

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.

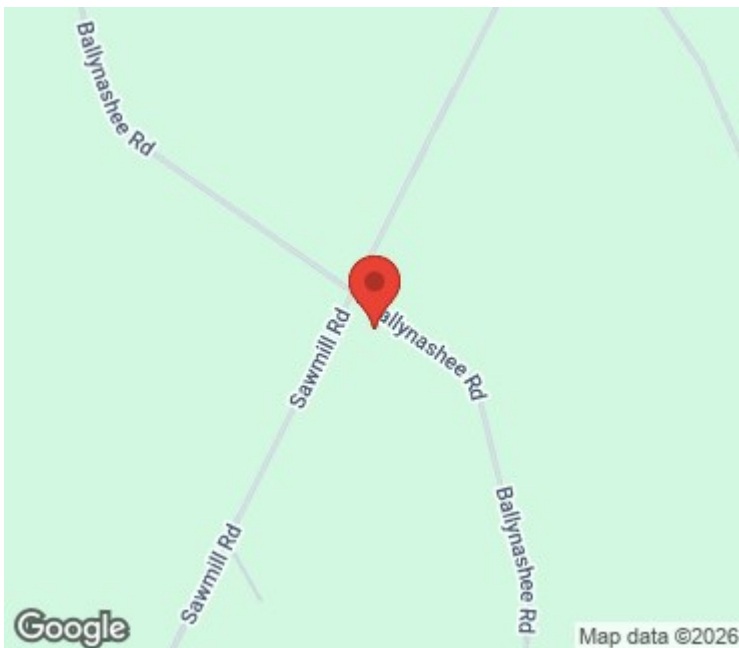
Immaculately presented, three bedroom/three+ reception, detached bungalow with matching detached garage and store, occupying a fully landscaped site extending to circa 0.8 of an acre, conveniently situated on the periphery of Ballyclare town.

The property comprises entrance hall, lounge, dining room, sun lounge, kitchen with informal dining area, utility room, three well-proportioned bedrooms, to include principal en suite, and separate, fully tiled family bathroom, with white, four piece suite. The property also benefits from a large, partially floored roof space area, which may be suited to conversion, subject to necessary checks and approval.

Externally, the property enjoys generous sized private driveway area, matching detached garage, attached store room, and perfectly manicured gardens, finished mainly in lawn, patio areas, timber decking, pond, and wide array of mature plants, trees and shrubbery.

Other attributes include oil heating and PVC double glazing.

Early interest highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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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