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52 Castlebrook Avenue, Ballynure, BT39 9GX

- Modern, Detached Home
- Bay Fronted Lounge
- Utility Room; Furnished Cloakroom
- En Suite Shower Room
- Garage & Low Maintenance Gardens
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Deluxe Family Bathroom
- Oil Heating; PVC Double Glazing
- Village Setting; Rural Views

Offers Over £209,950

EPC Rating B





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Tiled floor. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 14'7" x 14'4" (wps)

Dual aspect windows. Box bay window to front elevation, enjoying rural views. Contemporary, wall mounted, electric, focal point fireplace.







KITCHEN THROUGH DINING ROOM 16'1" x 13'11" (wps)

Dual aspect windows. Box bay window to rear elevation. Modern fitted kitchen with range of high and low level storage units with contrasting, quartz effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob with stainless steel splashback and extractor hood over. Integrated double oven, fridge freezer and dishwasher. Upstands to walls to match work surface. Tiled floor.

UTILITY ROOM 6'11" x 5'6"

Range of fitted storage units with contrasting, quartz effect, melamine work surface. Stainless steel sink unit with draining bay. Space and plumbed for washing machine. Upstand to wall to match work surface. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

PRINCIPAL BEDROOM 13'5" x 11'0"

Dual aspect windows, each enjoying rural views.

WALK IN WARDROBE 6'11" x 3'11"

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Illuminated mirror over sink. Chrome towel radiator. Tiled feature wall. Tiled floor.

BEDROOM 2 10'1" x 8'7"

BEDROOM 3 10'9" x 9'11" (wps)

Rural views to front elevation. Built in wardrobe/store.

DELUXE BATHROOM

White, four piece suite comprising panelled bath, separate, fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Splashback tiling to walls. Illuminated mirror over sink. Chrome towel radiator. Tiled floor.

EXTERNAL

Private driveway, finished in tarmac.
Front and side gardens, finished in wide array of plants, trees and shrubbery.
Entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Electric car charging point.
Fully enclosed, low maintenance rear garden, finished in brick pavior and artificial grass.
Outside tap.
PVC oil storage tank.





MATCHING DETACHED GARAGE 20'11" x 10'9"

PVC coated, roller shutter door. Separate PVC double glazed service door. Power, light and oil fired central heating boiler.

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.



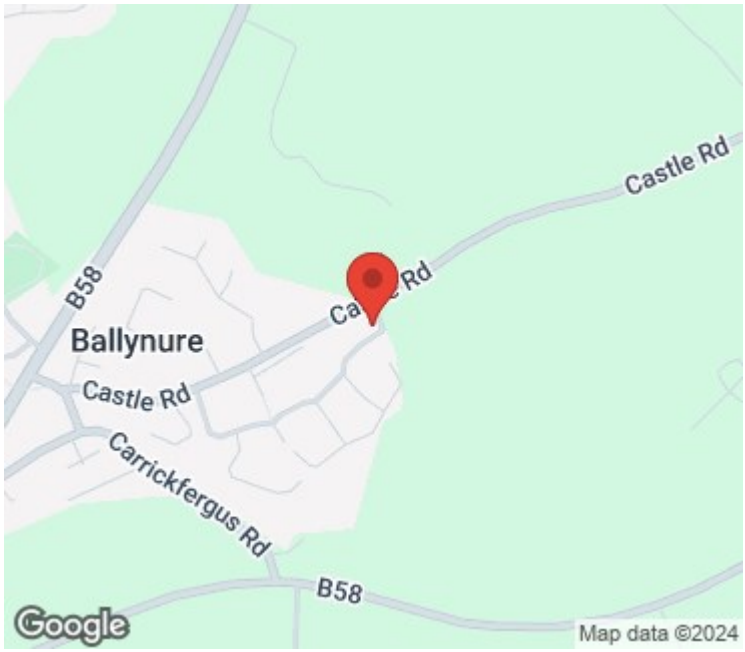
Immaculately presented, three bedroom, detached home, situated within the well sought after Castlebrook development, Castle Road, Ballynure.

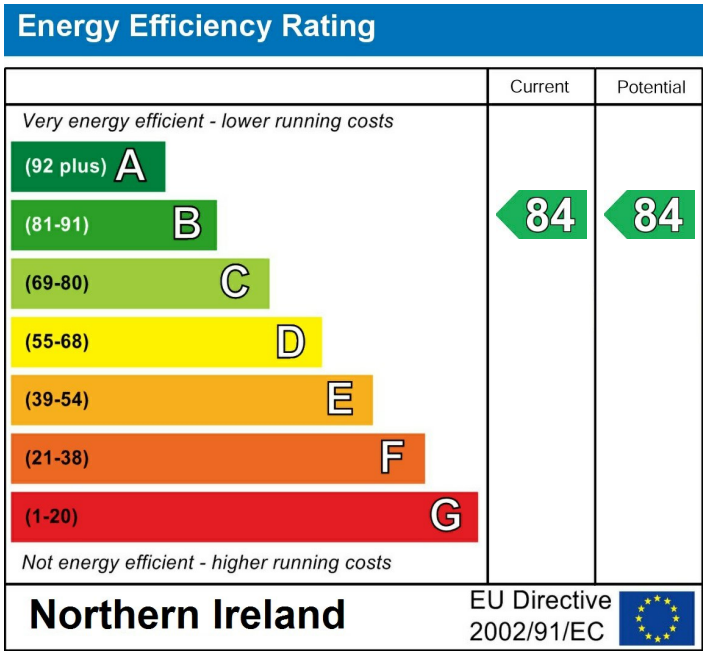
The property comprises entrance hall, furnished cloakroom, bay fronted lounge, kitchen through dining room, modern fitted kitchen, utility room, three well-proportioned bedrooms, to include principal suite with walk in wardrobe and en suite shower room, and separate, deluxe family bathroom.

Externally, the property enjoys private driveway, garage and low maintenance gardens.

Other attributes include oil heating, PVC double glazing, village location 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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