



## 1 George Court, Ballynure, Ballyclare, BT39 9TL

- Immaculately Presented, Extended, Detached Home
- Sun Lounge
- Utility Room; Furnished Cloakroom
- Private Driveway; Large, Matching Detached Garage
- Village Setting
- Three Bedroom; Three+ Reception
- Kitchen With Informal Dining Area
- Fully Tiled Bathroom; White Suite
- Gardens Front, Side and Rear
- Convenient Location

Offers Over £235,000

EPC Rating D





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Timber flooring. Stairwell to first floor. Access to under stairs store.

#### LOUNGE 13'4" x 11'0"

Open fire in cast iron fireplace with slate hearth and timber surround. Timber flooring. Picture window to front elevation.

#### DINING ROOM 12'5" x 8'11"

Timber flooring. Open arch to kitchen. Glass panelled French doors leading to:

#### SUN LOUNGE 12'8" x 10'5"

Dual aspect windows. Vaulted ceiling. Timber flooring. Cast iron wood burning stove. PVC double glazed French doors leading to rear garden.



## **KITCHEN WITH INFORMAL DINING AREA 17'6" x 10'0"**

Country style fitted kitchen with range of high and low level storage units with contrasting, solid wood block worktop. Stainless steel 1.5 bowl sink unit. Space for range style oven with glass splashback. Space for American style fridge freezer. Integrated dishwasher. Glass fronted display cabinet. Fitted breakfast bar unit. Splashback tiling to sink. Tile effect wood laminate floor covering. Vaulted ceiling. Slate clad feature wall. PVC double glazed French doors leading to rear garden.

## **UTILITY ROOM 12'0" x 8'5" (wps)**

Range of fitted high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Plumbed and space for washing machine. Splashback tiling to walls. Tile effect wood laminate floor covering. PVC double glazed door leading to driveway.

## **FURNISHED CLOAKROOM**

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

## **FIRST FLOOR**

### **LANDING**

Access to shelved hot press. Access to roof space.

### **BEDROOM 1 13'8" x 10'0"**

Fitted wardrobes in mirror panelled sliding doors.

### **BEDROOM 2 10'0" x 9'7"**

Built in wardrobe. Wood laminate floor covering.

### **BEDROOM 3 9'10" x 7'6" (wps)**

Built in wardrobe/store. Timber flooring.

### **FULLY TILED BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Electric shower and glass shower screen over bath. Chrome towel radiator.

### **EXTERNAL**

Generous sized private driveway finished in tarmac.

Brick pavior entrance porch.

External lighting.

Stone clad feature wall.

Front garden finished in lawn and range of plants, trees and shrubbery.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance rear garden finished in paved patio area, tarmac and range of shrubs.

PVC oil storage tank.

Outside tap.

## **LARGE MATCHING DETACHED GARAGE 24'2" x 9'11"**

PVC coated roller shutter door. Range of fitted high and low level storage units. Stainless steel sink unit. Worktop area. Power, light, oil fired central heating boiler and roof space area.

## **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.

# COLIN GRAHAM RESIDENTIAL

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**Immaculately presented, extended, three bedroom/three+ reception detached home with large, matching detached garage, situated within a select cul-de-sac development off Main Street, Ballynure village.**

**The property comprises entrance hall, lounge, dining room, sun lounge, kitchen with informal dining area, utility room, furnished cloakroom, three bedrooms, and fully tiled family bathroom, with contemporary, white, three piece suite.**

**Externally, the property enjoys private driveway area, finished in tarmac, large, matching detached garage, with utility area to rear, and gardens to front, side and rear, finished in lawn, paved patio area, and range of plants, trees and shrubbery.**

**Other attributes include oil heating, PVC double glazing, village setting, and convenient location.**

**Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	68
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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