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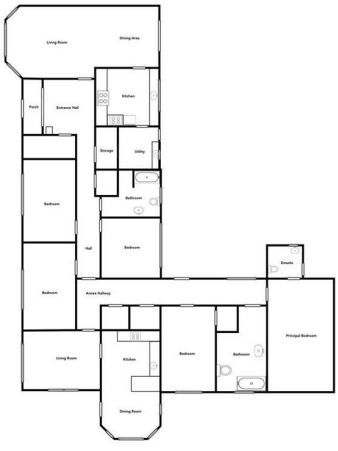
81 Ballynashee Road, Ballyclare, BT39 9TG

- Three-Bedroom Detached Bungalow
- Lounge Through Dining Room
- Bathroom
- Two Bedroom; Principal En Suite
- Oil Heating; Double Glazing
- Large Attached Two-Bedroom Annex
- Kitchen; Utility Room
- Lounge and Kitchen Through Sun Lounge to Annex
- Fully Tiled Bathroom
- Mature, c.1.3 Acre Site; Double Garage With Additional Room to Rear

Offers Over £319,950

EPC Rating D



SIZES AND DIMENSIONS ARE APPROXIMATE.



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH
Hardwood, double glazed front door, with matching side screens and fan light over. Tiled floor. Glass panelled door, with matching side screens, leading to:

ENTRANCE HALL
Access to large walk in store and roof space. Access to rear hall. Glass panelled door leading to:

LOUNGE THROUGH DINING ROOM 28'10" x 13'1" (wps)
Bay window to front elevation. Rural views. Cast iron wood burning stove with stone clad fireplace. PVC double glazed doors to rear garden.

KITCHEN 11'10" x 9'10"
Modern fitted kitchen with range of high and low level storage units, with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with extractor hood over. Integrated double oven. Twin glass fronted display cabinets. Fitted breakfast bar unit. Part tiling to walls. Tile effect wood laminate floor covering.

UTILITY ROOM 7'11" x 7'7"
Low level fitted storage units with contrasting melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Access to rear garden.







REAR HALL
Access to walk in store and hot press. Access to adjoining annex.

BEDROOM 1 14'11" x 9'11"
Rural views.

BEDROOM 2 14'11" x 9'11"
Rural views.

BEDROOM 3 11'5" x 10'11"

FULLY TILED BATHROOM
Four piece suite comprising panelled bath, separate shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit.

ANNEX
With private access, in addition to linked access through main home.

LOUNGE 14'8" x 10'10"
Dual aspect window's enjoying rural views. Brick inglenook style fireplace with cast iron wood burning stove. Timber floor. Glass panelled doors to hall and kitchen.

KITCHEN THROUGH SUN LOUNGE 20'4" x 10'7"
Country style fitted kitchen with range of high and low level storage units with contrasting, wood block work surface, and matching breakfast bar area. Ceramic 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Splashback tiling to walls. Built in plate racks. Tiled floor. Bay window to side elevation. PVC double glazed external door.

HALL
Access to walk in store and hot press. PVC double glazed door to rear garden.

BEDROOM 1 20'4" x 12'3"
Range of fitted wardrobes and storage. Wood laminate floor covering. PVC double glazed French doors to rear garden.

EN SUITE SHOWER ROOM
Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Electric shower. Part tiling to walls. Tiled floor.

BEDROOM 2 15'9" x 9'11"
Wood laminate floor covering. Built in wardrobe.

FULLY TILED BATHROOM
White, four piece suite comprising panelled corner bath, separate shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator.

EXTERNAL
Mature site, extending to c.1.3 acres, finished in lawn, patio areas, and wide array of array of plants, trees and shrubbery.
Generous sized, private driveway area, finished in stone.
External lighting.
Oil fired central heating boiler.
PVC oil storage tank.

LARGE MATCHING DETACHED DOUBLE GARAGE 27'5" x 22'6"
Twin roller shutter doors. Separate service door to side. Power and light.

ATTACHED ROOM TO REAR 14'9" x 13'0"
Currently utilised as a play room. Power, light, double radiator and triple aspect windows.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



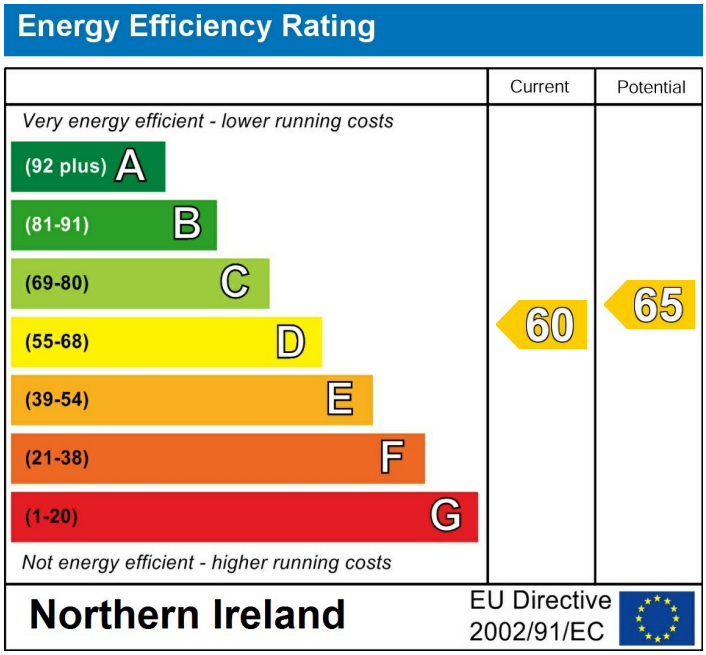


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Spacious, three-bedroom, detached bungalow, with large, attached, two-bedroom, self-contained annex, occupying a mature site, extending to c.1.3 acres, on the periphery of Ballyclare town. The property comprises entrance porch, entrance hall, lounge through dining room, kitchen, utility room, three well-proportioned bedrooms, and bathroom. The adjoining annex, which also benefits from private access, comprises lounge, kitchen through sun lounge, three well-proportioned bedrooms, to include principal en suite, and separate, fully tiled bathroom. Externally, the property enjoys generous sized, private driveway, matching detached double garage with room to rear, and gardens front, side and rear, finished in lawn, patio areas and wide array of plants, trees and shrubbery. Other attributes include oil heating and double glazing. 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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