



12 Toberdowney Avenue, Ballynure, Ballyclare, BT39 9TN

- Detached Bungalow
- Lounge; Focal Point Fireplace
- Deluxe Fully Tiled Shower Room
- Generous Sized Private Driveway Area
- Gardens Front and Rear
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Matching Detached Garage
- Convenient Location; Sought After Development

£215,000

EPC Rating E



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Property Description

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Access to cloakroom/store.

LOUNGE 19'6" x 13'0"

Stone clad focal point fireplace with tiled hearth. Picture windows to front elevation.

REAR HALL

Wood laminate floor covering. Access to cloakroom, hot press and roof space with slingsby style ladder.



KITCHEN WITH INFORMAL DINING AREA

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 ceramic hob with extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. PVC double glazed door to rear garden.

BEDROOM 1 13'2" x 9'7"

Wood laminate floor covering.

BEDROOM 2 9'10" x 9'7"

Built in wardrobe/store. Wood laminate floor covering.

BEDROOM 3 9'10" x 7'7"

Wood laminate floor covering .

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white three piece suite comprising oversized shower enclosure, vanity unit and WC. Aqualisa power shower unit. Chrome towel radiator.

EXTERNAL

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

Generous sized private driveway area finished in tarmac. PVC soffits, fascia and rainwater goods.

Rear garden finished in lawn, paved patio area and range of plants, trees and shrubbery.

PVC oil storage tank.

External lighting.

Outside tap.

MATCHING DETACHED GARAGE 20'1" x 10'0"

Power operated PVC coated roller shutter door. Separate service door to garden. Power, light and condensing 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 bungalow with matching detached garage, occupying a prime cul de sac site located within the well sought after Toberdowney Avenue development, situated off Lismenary Road, Ballynure village. The property comprises entrance hall, lounge with focal point fireplace, rear hall, modern fitted kitchen with informal dining area, three well proportioned bedrooms, and deluxe fully tiled shower room with contemporary, white three piece suite. Externally the property enjoys generous sized private driveway area finished in tarmac, matching detached garage, front garden finished in lawn and range of plants and shrubbery, and rear garden finished in lawn, paved patio area and range of plants, trees and shrubbery. Other attributes include oil fired central heating, PVC double glazing, walking distance to shops/amenities of Ballynure village, and convenient to dual carriageway access to Belfast and Larne. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	64
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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