COLIN GRAHAM RESIDENTIAL

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15 Braepark Road, Ballyclare, BT39 9UW

- Immaculately Presented, Detached Bungalow
- Lounge; Wood Burning Stove
- Modern Fitted Kitchen
- Oil; Owned Solar; PVC Double Glazing
- Garage and Outbuilding
- Three Bedrooms
- Kitchen Through Living/Dining Room
- Deluxe Bathroom; Four Piece Suite
- Private Driveway
- Front and Side Gardens; Elevated Rural View

Offers Over £295,000

EPC Rating C

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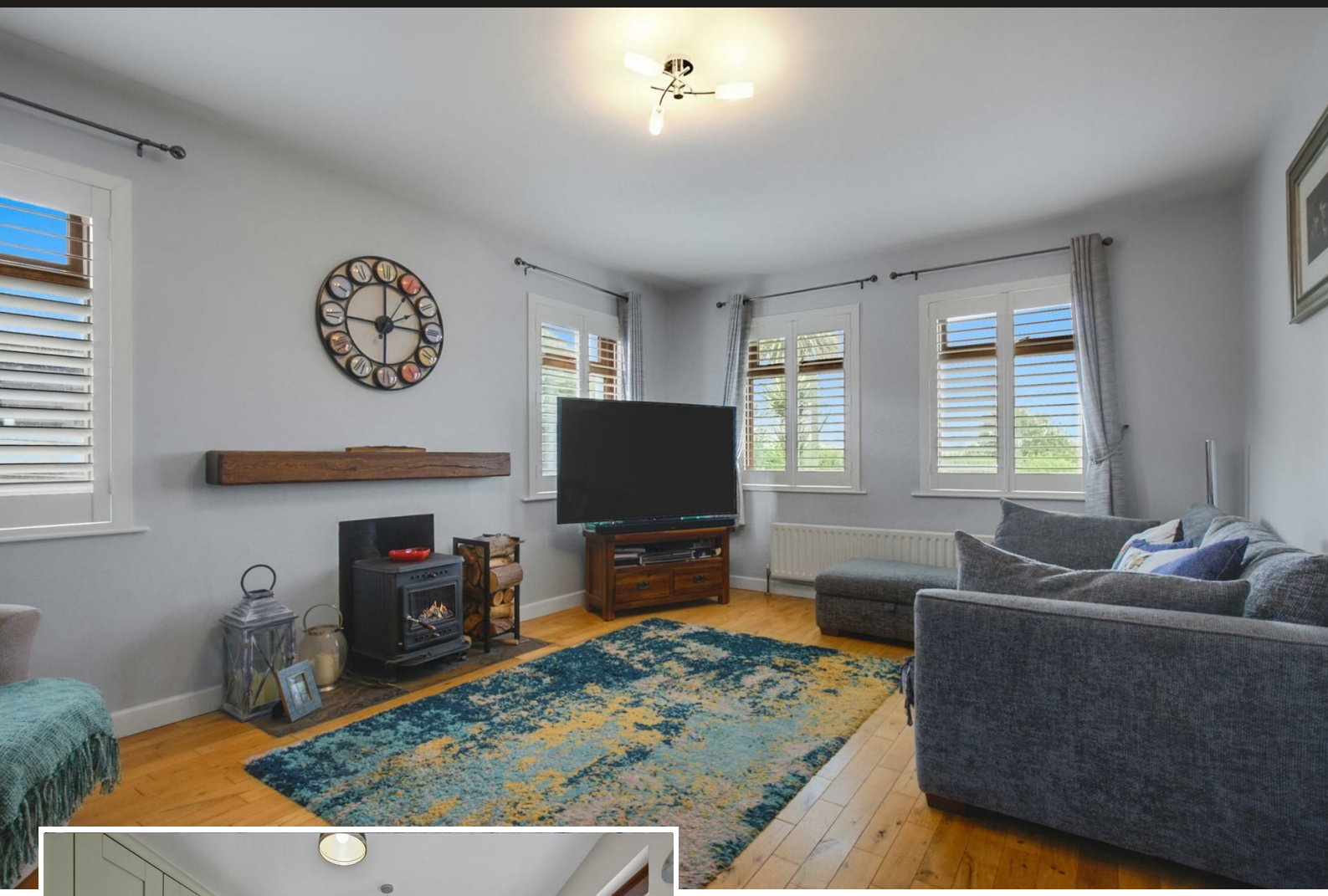

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor to entrance porch area, with timber flooring thereafter. Access to cloakroom and shelved hot press. Access to partially floored roof space via slingsby style ladder.

LOUNGE 16'8" x 12'1"

Dual aspect windows. Rural view to front elevation. Cast iron wood burning stove on slate hearth with floating timber mantle. Timber flooring.

KITCHEN THROUGH LIVING / DINING ROOM 20'5" x 13'1" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting woodgrain effect melamine worktop. Colour coded 1.5 bowl sink unit with draining bay. Integrated touch screen induction hob with glass splashback and stainless steel extractor hood over. Integrated oven, fridge freezer, dishwasher and washing machine. Glass fronted display cabinet. Upstands to walls to match worktop. Tiled floor. PVC double glazed door leading to rear garden.

[redacted]

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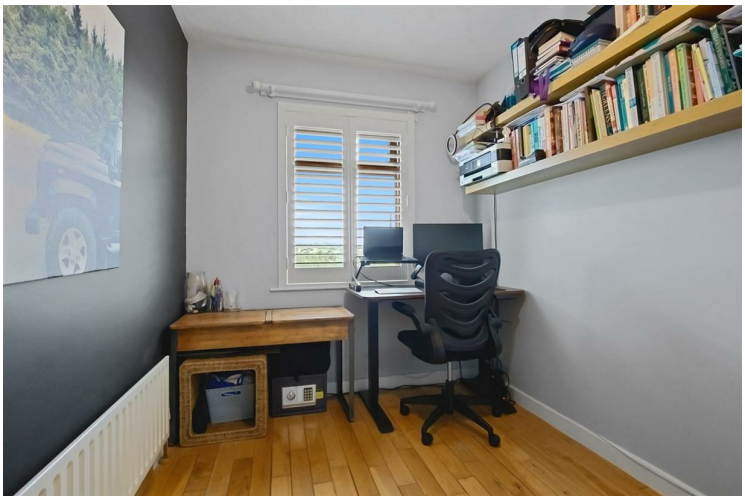


BEDROOM 1 13'1" x 10'1"

Rural view to front elevation.

BEDROOM 2 13'1" x 9'10"

BEDROOM 3 10'1" x 7'1" (wps)

Rural view to front elevation. Timber flooring.

DELUXE BATHROOM

Contemporary, white three piece suite comprising panelled bath, separate shower enclosure, floating vanity unit and WC. Electric shower. Chrome towel radiator. Tile effect panelling to walls. Tile effect flooring.

EXTERNAL

Double gates leading to generous sized private driveway area finished in tarmac.
Gardens front, side and rear finished in lawn, decorative stone, composite decking, pergola and range of plants, trees and shrubbery.
External lighting.
PVC soffits, fascia and rainwater goods.
Outside tap.
PVC oil storage tank.

GARAGE 16'0" x 15'9"

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

ATTACHED STORE 16 x 11

Power and light. Access to second store room (17' 6" x 15' 3").

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.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

[redacted]

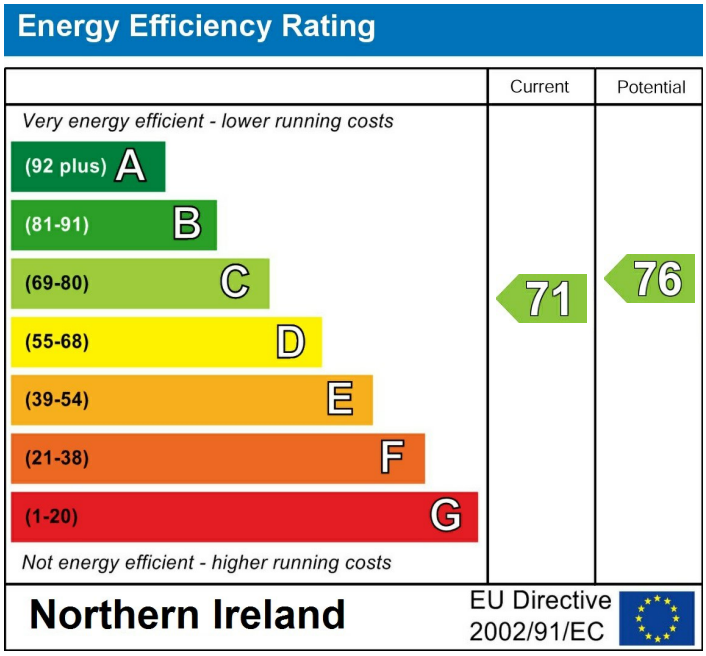
Immaculately presented, three bedroom, detached bungalow with garage and outbuilding, conveniently positioned on the periphery of Ballyeaston village, Ballyclare.

The property comprises entrance hall, lounge with wood burning stove, kitchen through living/dining room, three bedrooms, and deluxe bathroom, with contemporary, white, four piece suite.

Externally, the property enjoys private driveway, garage, outbuilding, and garden areas finished in lawn, decorative stone, composite decking, pergola and range of plants, trees and shrubbery.

Other attributes include oil heating, owned solar panels, PVC double glazing, and elevated rural views.

Early interest 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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