

33 Toberdowney Valley, Ballynure, BT39 9TS



PRICE Offers Over £397,500

Situated within the highly regarded Ballynure Village just off the Lismenary Road and within walking distance to the local Primary School, shops and public transport. This superb detached spacious family home is positioned within a quiet cul de sac on an extensive mature private site with far reaching views to the rear over the surrounding open countryside. The accommodation briefly comprises 6 bedrooms over two floors, 3+ receptions including family room with sun lunge extension, modern kitchen with utility room and 3 bathrooms. With a high level of interest anticipated an early viewing is recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

- **Impressive Detached Family Home**
 - **6 Bedrooms/ 3+ Receptions**
 - **Superb Family Room With Sun Lounge Extension**
- **Extensive Private Mature Gardens/ Far Reaching Views Over Surrounding Countryside**
 - **Modern Gloss Fitted Kitchen With Utility Room**
 - **Master Bedroom With Luxury En Suite Shower Room (Recently Installed)**
- **Second Floor Modern Shower Room / Luxury First Floor Bathroom**
- **Detached Garage With Large Driveway/ Parking Forecourt**
 - **Highly Regarded Established Development**
- **PVC Double Glazed Windows/ Oil Fired Central Heating**



ACCOMMODATION

GROUND FLOOR

PVC golden oak effect front door with twin full height double glazed side screens and to:-

SPACIOUS ENTRANCE HALL

Tiled floor. Open tread staircase the first floor.

FURNISHED CLOAKROOM

Comprising button flush w.c, semi pedestal wash hand basin with monobloc tap and metro brick style splashback.

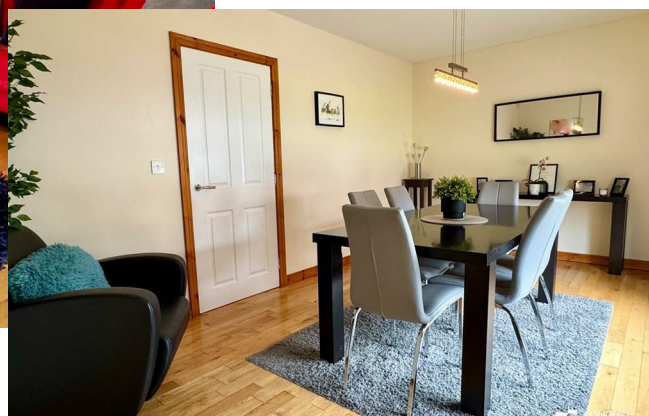


LOUNGE 16'6" x 12'6"

Quality solid hardwood flooring. Modern wall mounted recessed gas fire.

DINING ROOM 16'6" x 10'6"

Quality solid hardwood flooring.



FAMILY ROOM WITH SUN LOUNGE EXTENSION 21'4" x 12'6"

Quality grey coloured laminate plank flooring. Twin PVC double glazed French doors to patio and private gardens. Dual window aspect.



MODERN FITTED KITCHEN/ CASUAL DINING ASPECT 16'6" x 13'9"

Approximately. Equipped with a comprehensive range of high and low level gloss effect fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with Swan neck mixer tap. Integrated under oven with flooring hob, stainless steel splashback overhead extractor fan housed in stainless steel canopy. Housing for freestanding American style fridge freezer part tile walls. Twin glass display cabinet cabinets.



MODERN UTILITY ROOM 5'6" x 8'7"

Fitted with a matching range of glass effect fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer top. Plumbed for washing machine space for tumble dryer. External PVC double glazed door to patio and gardens.

SPACIOUS FIRST FLOOR GALLERY STYLE LANDING

BEDROOM 1 12'9" x 12'7"

LUXURY CONTEMPORARY RECENTLY INSTALLED EN SUITE

Comprising button flush w.c, modern vanity unit with monobloc tap and large full width shower enclosure with co-ordinating colour coded drench style shower and hand shower attachment. Marble effect. PVC panelling. PVC panelled ceiling.



BEDROOM 2 16'11" x 10'6"

BEDROOM 3 13'6" x 9'8"

Views to rear over surrounding countryside and gardens.



BEDROOM 4 12'4" x 10'6"

Large built in wardrobe. Views to rear over surrounding countryside and garden.

LUXURY CONTEMPORARY STYLE 4 PIECE FAMILY BATHROOM

Comprising modern vanity unit with monobloc tap, button flush w.c, panelled bath with hand held shower attachment and large shower enclosure with drench style shower and hand shower attachment. Fully tiled walls and tiled floor. Modern full height colour coated towel radiator.



SECOND FLOOR

LANDING

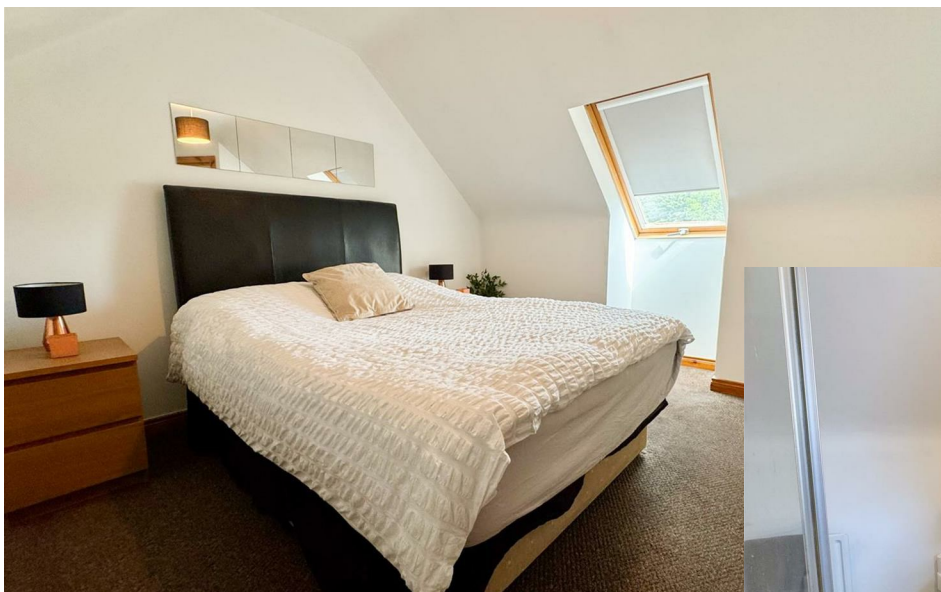
Keylite window.

MODERN SHOWER ROOM

Comprising button flush w.c, pedestal wash hand basin with monobloc tap and tiled splashback and fully tiled shower enclosure with thermostatically controlled shower.

BEDROOM 5 13'4" x 12'6"

At max. Keylite window.



BEDROOM 6 13'11" x 13'6"

At max. Keylite window. Presently used as Home office.

OUTSIDE

Well maintained garden to front laid in lawn. Large driveway to side with parking for a number of vehicles. Large private garden to rear screened by perimeter fence laid in lawn stocked with a variety of shrubs. Paved walkways and paved patio area. Corner raised composite deck area perfect for evening entertaining.

DETACHED MATCHING GARAGE 19'2" x 12'5"

Approximately. Roller shutter door power and light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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