info@country-estates.com www.country-estates.com

41 Ballynure Road, Ballyclare, BT39 9AG

- **Attractive Three Storey Period Property**
- **4 Bedrooms**
- **3+ Reception**
- **Modern Fitted Kitchen**
- **Modern Four Piece Family Bathroom**
- **PVC Double Glazed Windows**
- **Oil Fired Central Heating**
- **Popular Central Location**
- **Courtyard Style Walled Garden**
- **Private Lower Garden**

PRICE Offers Over £159,950

This Impressive three storey townhouse is perfectly situated within walking distance of shops, parks and public transport. Well presented the property enjoys a spacious living layout over three floors comprising 4 bedrooms, 2 receptions, a recently installed modern fitted kitchen and four piece family bathroom. Externally the property has a private enclosed courtyard and a private driveway to rear with parking for two cars. For those buyers searching for a home in a central location an early viewing is advised.

> 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**

ACCOMMODATION

GROUND FLOOR

PVC front door with leaded glass inset into:-

ENTRANCE PORCH AND HALLWAY

Original tiled floor.

LOUNGE 15'6" x 12'9"

Into bay window open plan through archway into:-

FAMILY/ DINING ROOM 12'9" x 11'8"

Quality laminate plank flooring. Access to understair storage.

DINING ROOM 15'4" x 7'4"

Twin skylights. PVC double glazed external door with double glazed side screen opening into enclosed walled courtyard with space for car if required. Quality porcelain tile floor extending through arch into modern fitted kitchen.

MODERN KITCHEN 14'3" x 9'4"

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with monobloc tap. Integrated under oven with four ring ceramic hob. Full height larder style cupboard. Plumbed for washing machine. Complementary wall tiling.

HALF LANDING

MODERN FOUR PIECE FAMILY BATHROOM

Comprising panelled bath button flush w.c, modern floating vanity unit with monobloc tap and fully tiled quarter rounded shower cubicle. Part tiled walls.

FIRST FLOOR

BEDROOM 2 11'6" x 8'3"

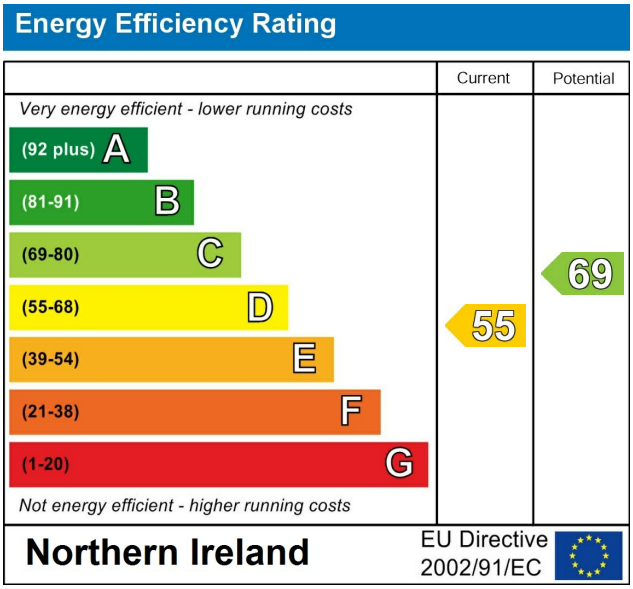
BEDROOM 1 17'6" x 15'6"
Into feature bay window.

SECOND FLOOR

BEDROOM 3 11'9" x 10'9"
Access to roof space.

BEDROOM 4 17'6" x 12'3"

OUTSIDE
Private garden to front.
Enclosed walled courtyard to rear with parking facility if required. Access via up and over door.
Lower garden area with additional driveway



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

The Mortgage Shop
You Talk. We Listen.
T: 028 9318 0002
Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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