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

9 Toberdowney Avenue, Ballynure, BT39 9TN

- **Detached Bungalow**
- **Three Well Proportioned Bedrooms**
- **Spacious Lounge with Feature Fireplace**
- **Fitted Kitchen**
- **Flexible Single Level Living**
- **Four Piece Family Bathroom Suite**
- **Private Low Maintenance Garden to Rear**
- **Driveway to Side for Off-Street Parking**
- **Ideally Suited to a Wide Range of Buyers**
- **Highly Popular Convenient Location**

PRICE Offers Over £199,950

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 spacious detached bungalow is positioned within a quiet cul-de-sac location. The accommodation briefly comprises 3 well proportioned bedrooms, a bright spacious lounge, modern fitted kitchen and four piece family 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**

ACCOMMODATION

PVC double glazed front door with matching side screen into:-

SPACIOUS ENTRANCE HALL

With tiled effect floor. Storage cupboard. Access to loft.

LOUNGE 12'5" x 19'6"

Attractive feature fireplace with electric fire inset. Picture style window to front. Recessed down lighting.

DINING ROOM/ BEDROOM 2 10'6" x 8'8"

Built in storage/ wardrobe.

KITCHEN 14'6" x 9'9"

Equipped with comprehensive range of high and low level fitted units and contrasting work surfaces. One and half bowl single drainer stainless steel sink unit with mixer tap. Integrated eye level oven. Separate 4 ring electric hob with overhead extractor fan with pullout canopy. Plumbed for washing machine. Space for tumble dryer. Space for fridge/ freezer. Part tiled walls. PVC double glazed door to rear.

BEDROOM 1 12'0" x 9'8"

Built in mirrors slide robes.

BEDROOM 3 10'5" x 7'10"

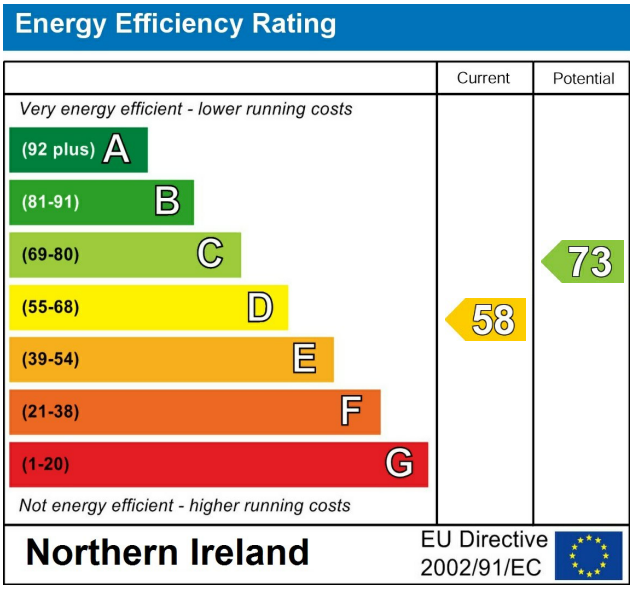
Built on wardrobe.

FOUR PIECE FAMILY BATHROOM

Comprising large PVC panelled shower cubicle with electric shower unit, panelled bath, pedestal wash hand basin and button flush w.c. Part tiled walls. Painted wood panelled ceiling with recessed down lights.

OUTSIDE

Neat well maintained lawn to front with variety of shrubs.
Private driveway to side with ample space for of street parking.
Private garden to rear, screened by hedgerow and fence. Garden in lawn with paved patio and walkways.



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

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