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4 Kensingvale, Parkgate, BT39 0AF

- **Impressive Detached Bungalow**
- **3 Bedrooms**
- **3+ Receptions**
- **Highly Sought After Village Location**
- **Sun Lounge Extension**
- **Shaker Style Oak Kitchen With Casual Dining Aspect/ Separate Utility**
- **Ensuite Off Master Bedroom/ Family Bathroom Suite**
- **Private Enclosed Garden to Rear**
- **Integral Garage with Parking Forecourt**
- **PVC Double Glazed/Oil Fired Central Heating**

PRICE Offers Over £284,950

Positioned within a quiet cul-de-sac within the well regarded Kensingvale Development, Parkgate. This spacious detached bungalow will ideally suit the purchaser looking for adaptable one level living, at a realistic price. Accommodation briefly comprises three well proportioned bedrooms, a spacious lounge, dining room, sun lounge, shaker style kitchen and separate utility room. Externally the property further enjoys a private driveway with parking forecourt with integral garage and private enclosed low maintenance gardens. An early viewing is highly recommended.

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Glengormley
9A Ballyclare Road
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BT36 5EU
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ACCOMMODATION

ENTRANCE HALL
Double glazed composite front door with side screens into spacious well presented entrance hall with hard wood flooring. Storage cupboard.

SPACIOUS LOUNGE 17'8" x 11'5"
Attractive feature fireplace with electric inset fire. Hard wood flooring.

FORMAL DINING ROOM 11'5" x 9'10"
Hard wood flooring. Double glazed sliding door into:

SUN LOUNGE 13'1" x 10'9"
Tiled floor. PVC Double glazed French door to rear.

SHAKER STYLE KITCHEN WITH DINING ASPECT 13'1" x 10'9"
Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces. Single drainer stainless steel sink unit with swan neck mixer tap. Integrated twin ovens, separate 5 ring gas hob, with over head extractor fan in matching canopy, integrated dishwasher, and fridge freezer. Tiled floor. Tiled walls. Recessed down lighting.

SEPARATE UTILITY 11'1" x 6'10"
Equipped with high and low level fitted units and contrasting work surface. Single drainer stainless steel sink unit. Plumbed for washing machine. Space for tumble dryer. PVC double glazed door to rear. Service door to garage.

BEDROOM 1 15'5" x 11'9"
Range of fitted wardrobes and storage units.

ENSUITE SHOWER ROOM
Comprising large shower cubicle with electric shower unit, vanity wash hand basin and a button flush WC. Tiled floor. PVC panelled walls and ceiling. Recessed down lighting. Chrome towel radiator.

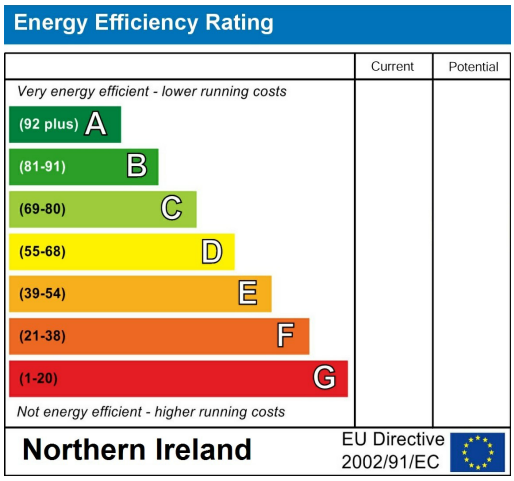
BEDROOM 2 13'1" x 11'9"

BEDROOM 3 8'10" x 8'6"

BATHROOM SUITE
Comprising corner panelled bath, pedestal wash hand basin and a low flush WC. Tiled floor. Shelved storage cupboard.

OUTSIDE
Neat well maintained lawns to front. Large private driveway with ample space for a variety of vehicles, with access to integral garage.
Private fully enclosed garden to rear. Hard landscape paved area and walkways with small, easily maintained lawn. Screened by perimeter fence.

INTEGRAL GARAGE 17'4" x 10'5"
Electric roller shutter door. Equipped with lights and power.



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

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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