

5 Kensingvale, Parkgate, BT39 0AF



- Impressive Detached Bungalow
- 3 Bedrooms/ 2 Reception
- Popular Village Location
- Prime Cul De Sac Position
- Large Private Enclosed Garden To Rear
- Kitchen With Separate Utility Room
- Modern Ensuite Bathroom/ Spacious Family Bathroom
- Integral Garage With Parking Forecourt
- Hardwood Double Glazing
- Oil Fired Central Heating

PRICE Offers Over £274,950



Situated in a quiet cul de sac within the popular village of Parkgate. This well maintained detached bungalow will suit the purchaser searching for one level living within an enviable location. Enjoying a well balanced living layout comprising three bedrooms, two reception, kitchen with separate utility room, family bathroom and modern ensuite. Externally there is an integral garage with parking forecourt and a private enclosed rear garden. Early viewing is advised.

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9A Ballyclare Road
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ACCOMMODATION

OPEN COVERED ENTRANCE PORCH

Hardwood front door with full height double glazed side screens into:-

SPACIOUS ENTRANCE HALL

Large cloak/ storage cupboard.

LOUNGE 17'9" x 11'6"

Attractive marble fireplace with tiled surround and wooden mantle. Dual wall light facility. Recessed spotlights.



WHITE BATHROOM SUITE

Comprising corner offset bath with shower attachment and folding shower screen, low flush w.c and pedestal wash hand basin. Complementary wall tiling.

Twin glazed French doors from hallway into:-

DINING ROOM 10'3" x 11'7"

Twin PVC double glazed French doors to patio and private garden.



KITCHEN 13'2" x 11'6"

Equipped with a comprehensive range of high and low level fitted units with contrasting worksurfaces. Single drainer stainless steel sink unit. Integrated twin eye level ovens, separate four ring hob with concealed extractor fan. Twin leaded glass display cabinets and open ended corner displays. Integrated under counter fridge. Tiled floor. Part tiled walls.

UTILITY ROOM 11'6" x 6'9"

With a matching range of high and low level fitted units with contrasting worksurfaces. Single drainer stainless steel sink unit. Plumbed for washing machine and dishwasher. Tiled floor. Part tiled walls. Service door into garage. Hardwood external door to garden.



BEDROOM 1 15'5" x 11'7"

Fitted with a comprehensive range of bespoke built in bedroom furniture with matching overhead storage bays. Fixed dressing table with open ended corners and matching drawers.

ENSUITE

Comprising low flush w.c, pedestal wash hand basin with tiled splashback and large full width fully tiled open shower enclosure with full height glass screen, drench style shower and hand shower attachment.



BEDROOM 2 12'3" x 13'3"

BEDROOM 3 8'8" x 8'7"

Presently used as snug.



OUTSIDE

Neat well maintained front garden laid in lawn. Private driveway to side leading to parking forecourt suitable for a number of vehicles.

Large enclosed private garden to rear laid in lawn screened by perimeter fence, mature trees and hedgerow. Large paved patio perfect for family barbecues.

INTEGRAL GARAGE 17'8" x 10'7"

Up and over door power and light . Warmflow oil fired boiler.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

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