McMillan McClure
Always Moving









87 Ballyduff Road, Newtownabbey, Co. Antrim, BT36 6UT

Offers Over £295,000

- Detached family home in popular residential location
- Lounge with engineered wood flooring and dual aspect stove
- Casual dining area through to:
- Deluxe bathroom suite with free standing bath and separate shower
- Double glazing in uPVC frames/ Gas fired central heating
- 4 Double bedrooms
- High gloss fitted kitchen open plan to:
- Sunroom vaulted ceiling and bi folding doors to rear
- Utility room/ Ground floor W/C
- Generous landscaped garden to rear in lawn with decked and paved areas

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Situated in a popular residential location, this impressive detached family home offers spacious, versatile accommodation finished to an exceptional standard throughout. Boasting four double bedrooms, the property features a beautifully presented lounge with engineered wood flooring and dual-aspect stove which can be enjoyed from two rooms. A stylish high-gloss fitted kitchen opens into a casual dining area, flowing seamlessly into a stunning sunroom with bi-folding doors overlooking the rear garden. The deluxe bathroom features a freestanding bath and separate shower, complemented by a utility room and ground floor WC. Further benefits include uPVC double glazing and gas central heating. Externally, a generous landscaped rear garden completes this unique, move-in-ready home. Early viewing is highly recommended to fully appreciate everything on offer.

4 1 1

Council Tax Band: Northern Ireland







Ground Floor

Entrance Hall
Engineered wood flooring, cloaks, feature cast iron spiral staircase to first floor

Lounge
15'0 x 10'5
Engineered wood flooring, feature tiled fireplace with dual aspect wood burning stove, granite hearth, views over Carnmoney Hills, folding glazed doors to:

Kitchen Open Plan Dining Area
21'8 x 14'1
Range of high and low level high gloss units, granite worksurfaces, integrated microwave, ceramic sink unit, concealed lighting, space for Range coooker, extractor fan and canopy, integrated dishwasher, ceramic tiled flooring, open plan casual dining area with engineered wood flooring, downlighters

Open Plan Sun Room
9'9 x 9'6
Engineered wood flooring, bi- folding doors, vaulted ceiling, downlighters, access to garden

Utility Room
6'10 x 5'11
Ceramic tiled flooring, plumbed for washing machine

Ground Floor W/C
Low flush W/C, wash hand basin, tiled splashback, ceramic tiled flooring, extractor fan, Worcester gas fired boiler

Bedroom (4)/ Family Room
14'7 x 8'10

First Floor

Landing
Access to roofspace, feature curved wall, Velux window

Bedroom (1)
11'5 x 10'5
Including built in robes, laminate wood flooring, views towards Knockagh

Bedroom (2)
10'11 x 10'2
Plus recess, laminate wood flooring

Bedroom (3)
10'5 x 9'9
Laminate wood flooring

Eaves Room
Storage, Velux window

Study
Velux window

Bathroom
Feature bath with telephone handshower, glazed shower cubicle, with Triton electric shower, pedestal wash hand basin, part wall panelling, downlighters, feature radiator

Separate W/C
Low flush W/C, vanity unit sink, wall panelling, downlighters

Outside
Front in tarmac driveway providing off street parking, socket for an electric car charging point
Garden to rear, in lawn, area in stones, area in chipped bark, raised decked patio area, paved patio area, plus separate paved area, outside light and tap, variety of plants and shrubs, covered area

Disclaimer/ Additional Information
The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

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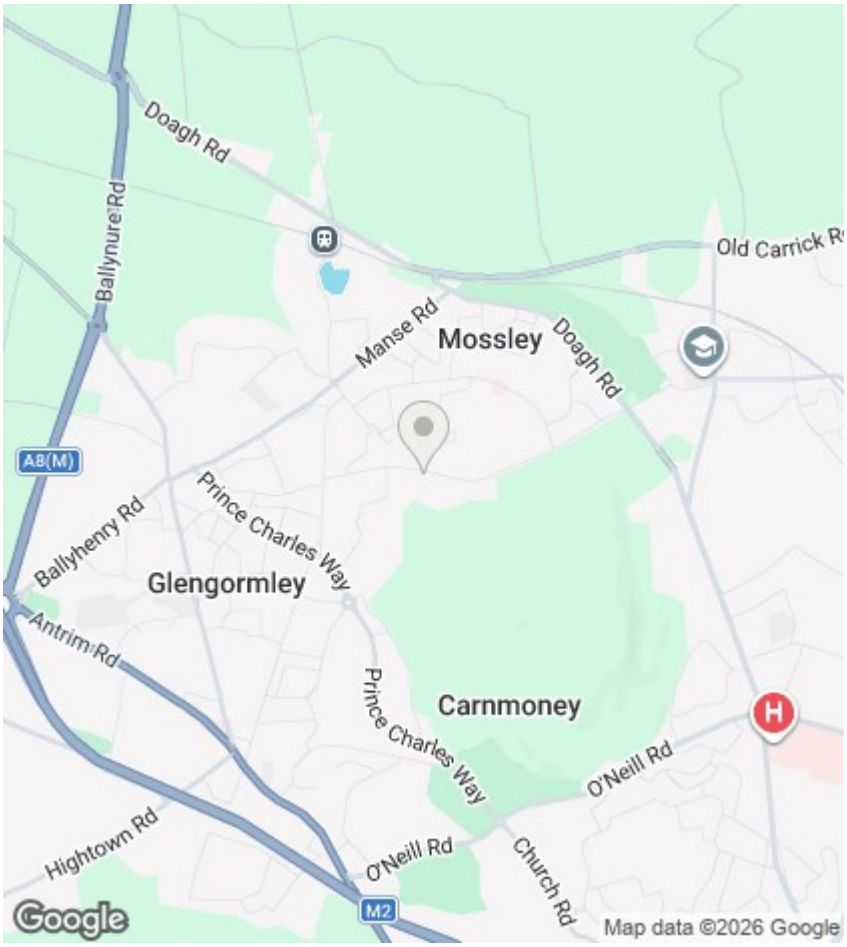
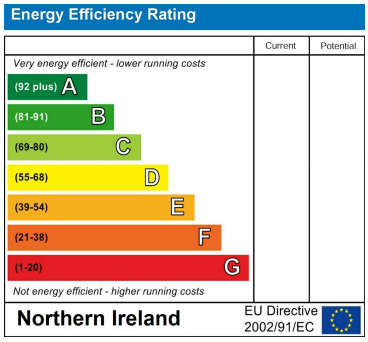


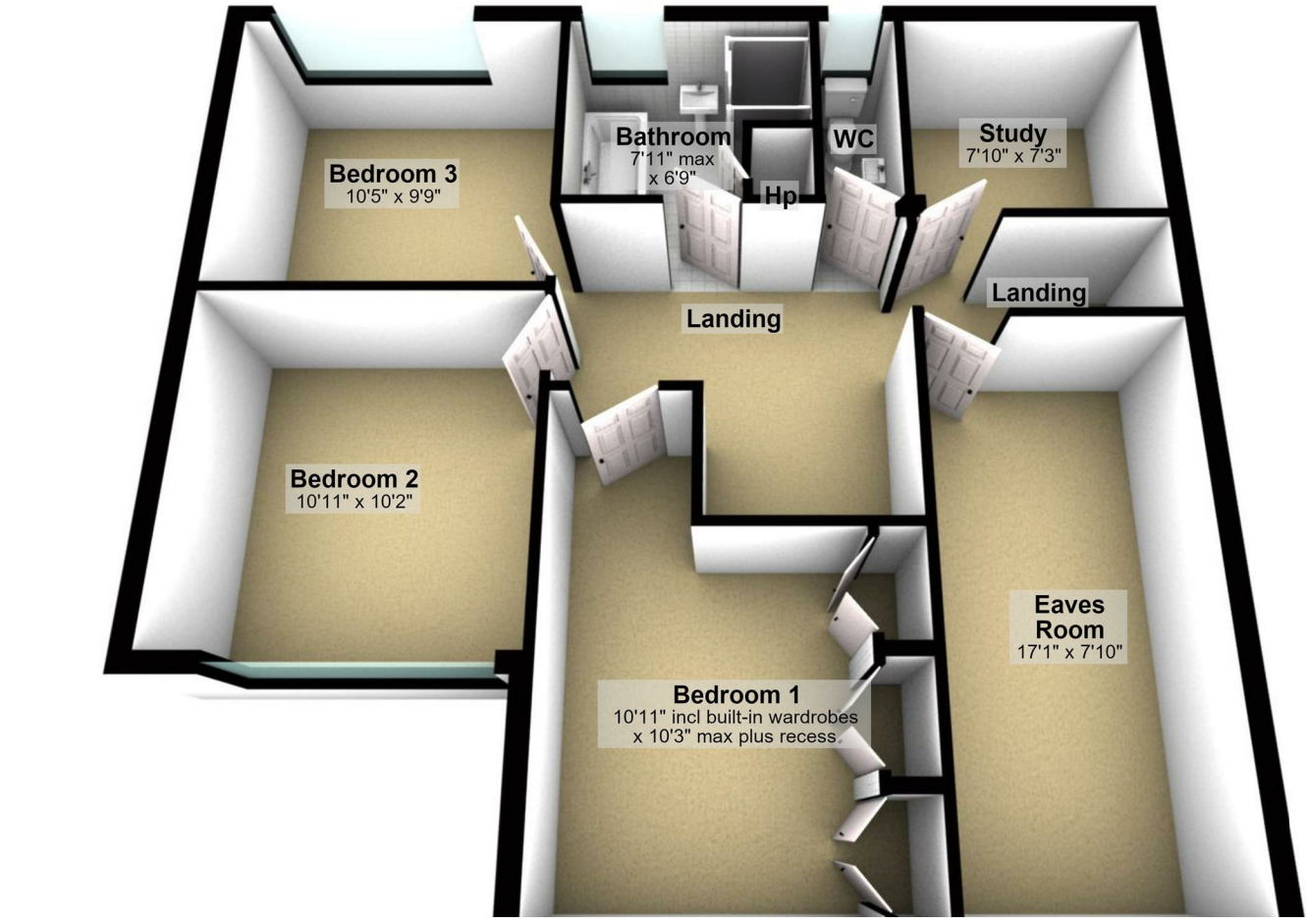
Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:





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