



11 Ballynacree Avenue, Balnamore



SPECIFICATIONS

4 Bedrooms

1.5 Receptions

Oil Fired Central Heating

Double Glazed Windows

Integrated Garage



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		73
D 55-68	58	
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Offers Around - £155,000

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Located on a mature site of the ever popular Ballynacree Avenue area of Balnamore, this detached four bedroom bungalow is a great example of a family home that has been cared for by the current owners. Offering spacious living accommodation with mature gardens and a detached garage, early viewing is highly recommended by the DRE team!

Accommodation Comprising:

* ENTRANCE HALLWAY with hotpress, cloak cupboard, phone point, access to roofspace

* LIVING ROOM - (17'8 x 13'7) feature brick fireplace with oak mantle, multi-fuel stove, tv point, picture rail



* KITCHEN/ DINING AREA - (17' x 13'8) range of eye and low level kitchen units, granite worktop, integrated hob and oven, stainless steel extractor fan, Belfast sink with mixer tap, built-in dishwasher, breakfast island, recessed lighting, quarry tiled floor, multi burner stove, thermostat control, feature exposed wooden beams, patio doors to rear



- * UTILITY ROOM - (6'9 x 6'8) range of eye and low level kitchen units, space for fridge, space for tumble dryer, Belfast sink with mixer tap, granite worktop, wine rack, quarry tiled floor
- * BEDROOM 1 - (11'9 x 10'8) pine wood floor, picture rail



- * BEDROOM 2 - (10'9 x 10'8) pine wood floor
- * BEDROOM 3 - (9'9 x 8'9) pine wood floor
- * BEDROOM 4 - (9'9 x 8'9) pine wood floor, phone point
- * BATHROOM - (9'8 x 8'9) bath with telephone shower attachment, walk-in shower cubicle with power shower, wash hand basin, low level w.c., heated towel rail, extractor fan, tiled floor



GENERAL FEATURES

- * INTEGRATED GARAGE - (19'8 x 8'8) plumbed for washing machine, access to attic, pedestrian door, up and over door
- * GARDEN SHED
- * OUTSIDE TAP AND LIGHT
- * OIL FIRED CENTRAL HEATING
- * DOUBLE GLAZED WINDOWS
- * PATIO AREA TO REAR
- * FULLY ENCLOSED MATURE REAR GARDEN LAID IN LAWN AND SHRUBS
- * FRONT GARDEN LAID IN LAWN AND BORDERED BY SHRUBS
- * STONE DRIVEWAY



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