



FOR SALE

44 Watch Hill Road

Ballyclare, BT39 9QW

Offers over £319,950



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Nest are Delighted to Present This Spacious Bungalow in the Heart of County Antrim

Nestled in the scenic countryside of County Antrim, just outside the charming village of Ballynure, this deceptively spacious bungalow offers a peaceful and private retreat. Set on a generous site with a private gated driveway, vegetable patch, paved areas, and decking, this home is perfect for those seeking a tranquil lifestyle with modern conveniences.

Key Features:

Generous Living Spaces: The bungalow boasts a large living room, dining room, and four well-proportioned bedrooms, one of which benefits from an en-suite bathroom. The open-plan modern kitchen, featuring a stylish central island, seamlessly flows into the bright and airy sunroom—an ideal space for relaxation or entertaining.

Modern Kitchen & Utility Room: The fully fitted kitchen is a chef's dream, equipped with modern appliances and offering plenty of storage and counter space. The adjacent utility room provides additional space for laundry and household chores.

Family-Friendly Layout: The home features a modern family bathroom suite, designed with functionality and style in mind. The layout is perfect for family living, with comfortable living and dining spaces.

Additional Features: The property benefits from a floored roofspace offering ample storage, as well as solar panels that provide an energy-efficient solution. Double glazing throughout ensures warmth and comfort year-round.

Private Outdoor Space: Outside, enjoy a large private garden with a vegetable patch, paved areas for outdoor seating, and a decking area ideal for summer barbecues or evening relaxation. The double garage offers additional storage and workspace.

Prime Location: Situated just off the Ballyvagh Road, the property enjoys a rural setting while being in close proximity to Ballynure, Ballyclare, and Larne, ensuring excellent access to local amenities, schools, and transport links.

This charming bungalow offers a unique opportunity to own a spacious home in a peaceful countryside setting. Contact us today to arrange a viewing and see for yourself the potential this property has to offer!

PORCH

5'10 x 5'10 (1.78m x 1.78m)

Tiled floor. Fully glazed inset panels.

ENTRANCE

14'2 x 5'10 (4.32m x 1.78m)

Hardwood front door with feature glazed insets. Glazed side panels. Solid wood flooring. Recessed spotlights.

LONG DOUBLE HALLWAY

13' 11 x 3'9 17'10 x 3'9 (3.96m 3.35m x 1.14m 5.44m x 1.14m)

Solid wood flooring. Recessed spotlights. Access to floored roofspace via slingsby ladder.

DINING ROOM

10'6 x 9'8 (3.20m x 2.95m)

Open plan to hallway. Hard wood flooring. Recessed spotlights.

LIVING ROOM

14'2 x 5'10 (4.32m x 1.78m)

Feature bay fronted window. Feature open plan fire with ornate mahogany surround and matching mantle. Marble inset and hearth. Solid wood flooring.

FITTED KITCHEN

13'9 x 1'10 (4.19m x 0.56m)

Excellent range of high and low level units with contrasting granite worktops. Feature island with stainless steel sink unit, drainer and mixer taps. Integrated dual door dishwasher. Integrated gas hob with overhead stainless steel extractor fan. Tiled splashback. Integrated microwave. Integrated oven and grill. Integrated wine fridge. Feature glass display cabinets. Tiled flooring. Under cupboard feature lighting.

SUNROOM

16'8 x 12'8 (5.08m x 3.86m)

Open plan to kitchen. Tiled flooring. Recessed spotlights. Double door accessing rear garden.

UTILITY ROOM

9'1 x 6'9 (2.77m x 2.06m)

Range of high and low level units with contrasting formica worktops. Stainless steel sink unit with drainer and mixer taps. Space for washing machine, tumble dryer and fridge freezer. Tiled flooring. Tiled splashback. Access to garage.

BEDROOM 1

10'9 x 13'11 (3.28m x 4.24m)

Built in wardrobes

Tel: 02893438090

ENSUITE

9'8 x 5'9 (2.95m x 1.75m)

Fully enclosed corner mains shower unit with glazed door. Low flush W/C. Vanity style sink unit with mixer taps. Chrome heated towel rail. Laminate wood effect flooring.

BEDROOM 2

11'1 x 9'8 (3.38m x 2.95m)

BEDROOM 3

9'4" x 9'8" (2.87 x 2.95)

Built in wardrobe.

STORAGE

1'8 x 4 (0.51m x 1.22m)

BEDROOM 4

10'7" x 9'8" (3.25 x 2.95)

Built in wardrobe. Solid wood flooring.

STORAGE

1'8 x 4 (0.51m x 1.22m)

BOILER/ STORAGE

4'10 x 9'9 (1.47m x 2.97m)

FAMILY BATHROOM

8'8 x 9'7 (2.64m x 2.92m)

Modern white suite with corner bath, overhead Aqualisa shower. Glazed shower screen. Low flush W/C. Vanity style sink unit with mixer taps. Heated chrome towel rail. Fully tiled walls with feature mosaic tiling. Tiled floor. Recessed spotlights. Access to storage

GARAGE

23'11 x 19'2 (7.29m x 5.84m)

Lift master roller shutter. Manual roller shutter. Range of high and low level units. Work bench with tool storage. Electric and power.

OUTSIDE

Extensive gardens to front and rear of the property. Laid in lawn bordered with mature shrubbery. Feature paving and decking areas. Enclosed vegetable patch. Outside tap. Outside lighting.

Private gated sweeping driveway with tarmac finish.

Additional feature solar panels and double glazing throughout.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Road Map



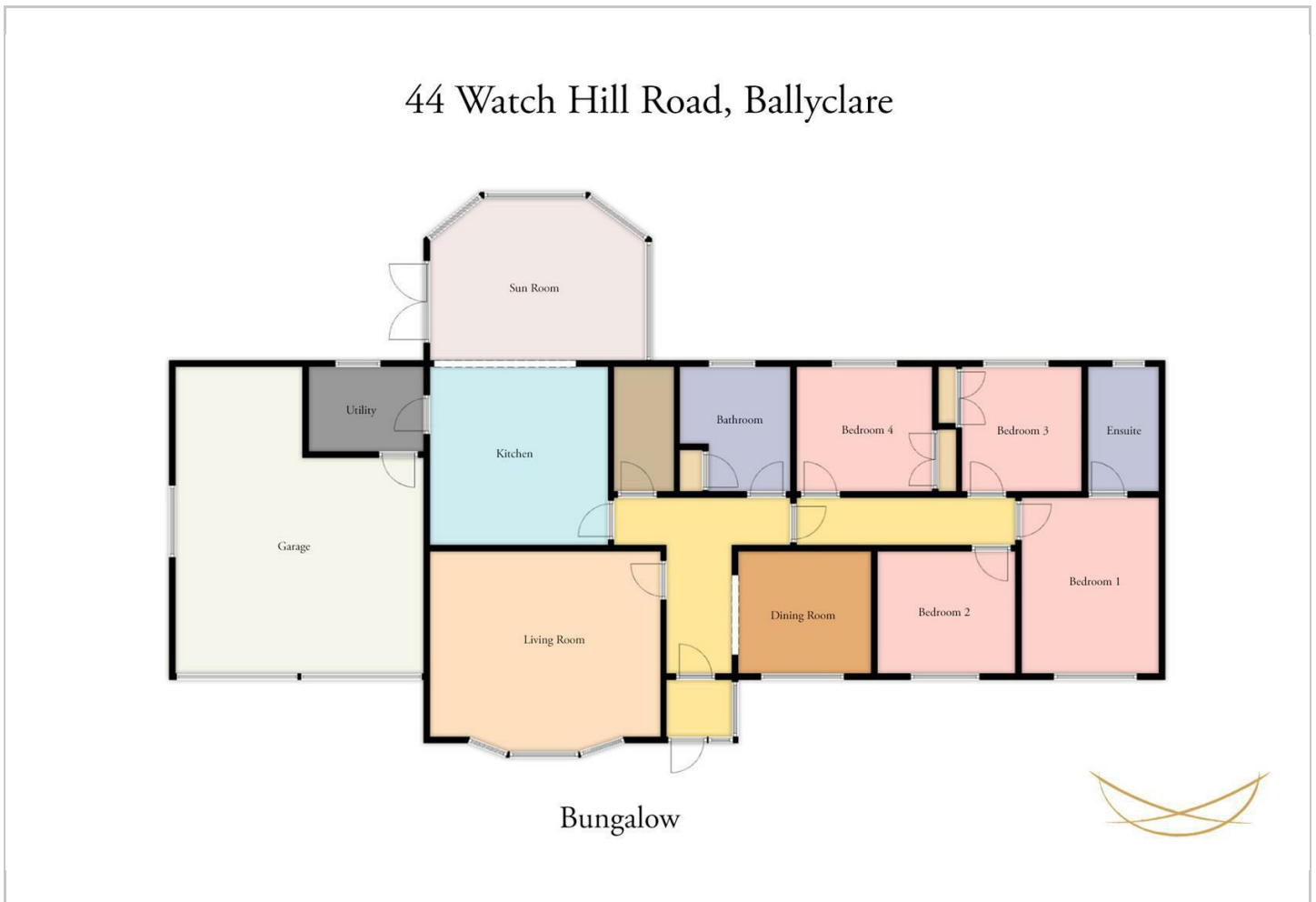
Hybrid Map



Terrain Map



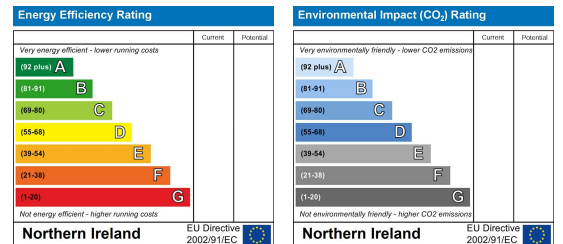
Floor Plan



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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