



146 Ballyrobert Road, Ballyrobert, Ballyclare, BT39 9RT

- Detached Bungalow
- Conservatory Extension to Rear
- Bathroom; Four Piece Suite
- Private Driveway; Detached Garage
- Open Aspect To Rear
- Two Bedroom; Two+ Reception
- Country Style Kitchen
- Gas Heating; PVC Double Glazing
- Fully Landscaped, Mature Site
- Convenient, Village Setting

Offers Over £239,950

EPC Rating D





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC front door with matching double glazed side screens and fanlight over. Tiled floor. Glass panelled door leading to:

#### DINING ROOM 13'10" x 10'2"

Open arch leading to:

#### LOUNGE 12'10" x 12'7"

Gas fire in cast iron fireplace with tiled inset, tiled hearth and mahogany surround. Glass panelled door leading to:

#### REAR HALL

Access to cloakroom. Access to partially floored roof space via slingsby style ladder. PVC double glazed external door. Glass panelled door leading to:





## **KITCHEN 13'9" x 10'3"**

Country style fitted kitchen with range of high and low level storage units with contrasting, marble effect, melamine work surface. Ceramic 1.5 bowl sink unit with draining bay. Integrated touch screen, ceramic hob with extractor hood over. Integrated oven and microwave. Integrated fridge freezer, dishwasher and washing machine. Gas fired central heating boiler (housed within matching unit). Glass fronted display cabinets. Splashback tiling to walls. Glass panelled door leading to:

## **CONSERVATORY 10'4" x 10'9"**

In PVC double glazed frame with matching French doors to rear garden.

## **BEDROOM 1 12'4" x 10'2"**

Fitted wardrobes and storage units.

## **BEDROOM 2 16'3" x 9'3"**

Fitted wardrobes and storage units.

## **BATHROOM**

White, four piece suite comprising panelled bath, separate shower enclosure, pedestal wash hand basin and WC.

## **EXTERNAL**

Double gates leading to generous sized private driveway area finished in tarmac and brick pavior.

Front garden finished in lawn and range of plants, trees and shrubbery.

External lighting.

Mainly PVC soffits, fascia and rainwater goods.

Fully enclosed, generous sized, private rear garden finished in lawn, paved patio area, decorative stone, water feature and wide array of mature plants, trees and shrubbery.

Service area to side with outside tap.

Gas storage tank.

## **LARGE MATCHING DETACHED GARAGE 23'7" x 11'10"**

Up and over door. Separate service door to garden. Power and light.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Well presented, detached bungalow with conservatory extension and large matching detached garage, occupying a fully landscaped site on the periphery of Ballyrobert village, Ballyclare.**

**Original a three bedroom property, the property was reconfigured to provide two larger bedrooms. The property currently comprises entrance hall, lounge, dining room, rear hall, kitchen, conservatory, two double bedrooms, and bathroom with four piece suite.**

**Externally, the property enjoys generous sized private driveway, matching detached garage, and large, private rear garden, with open aspect to rear.**

**Other attributes include gas heating, PVC double glazing, and convenient location.**

**Early viewing highly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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