

14 Toberdowney Avenue, Ballyclare, BT39 9TN



- Spacious Detached Bungalow
- 3 Bedrooms
- 1+ Reception
- Prime Cul-de-sac Position
- Luxury Shaker Kitchen (Newly Installed)
- Deluxe Modern Family Bathroom
- Highly Regarded Location
- Detached Garage With Extensive Driveway
- PVC Double Glazing, External Doors And Fascias
- Oil Fired Central Heating (New System Installed 2022)

PRICE Offers Over £220,000

Positioned within a highly regarded location set within a quiet cul-de-sac. This well maintained three bedroom detached bungalow boasts a newly installed fully fitted luxury shaker kitchen with casual dining aspect and a modern family bathroom. The property further benefits from PVC double glazing and a new oil central heating system installed in 2022. Perfect for the purchaser searching for an enviable location with one level living at a realistic price an early viewing is recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC front door with leaded glass inset and matching leaded glass side screens into:-

SPACIOUS ENTRANCE HALL

Quality hardwood flooring. Storage cupboard. Cloak cupboard and shelved hot press. Wired for Openreach Fibre broadband throughout. Access to roof space via pull down ladder with enhanced insulation for reduced heat loss. Fully floored. Power and light.

LOUNGE 19'4" x 12'4"

With attractive tiled fireplace with solid wooden mantle. Picture style window with views overlooking front garden.



LUXURY SHAKER KITCHEN WITH DINING ASPECT 14'6" x 12'6"

Newly installed (June 2025). Equipped with a comprehensive range of high and low level fitted units in Dusk blue with contrasting wooden work surfaces. Jaw box style sink with colour coded swan neck mixer tap. A range of integrated appliances (unused) including oven with four ring induction hob and modern angled overhead extractor fan, fridge freezer, dishwasher. Free standing washing machine (included). Carousel style corner unit. Part tiled walls with metro brick finish. PVC double glazed door to garden.



BEDROOM 1 12'3" x 10'7"

Fitted with a range of built in bedroom units including twin double wardrobes with matching overhead storage and fixed dressing table.

BEDROOM 2 10'7" x 8'6"

Built in wardrobe.



BEDROOM 3 10'6" x 8'6"

At max. Built in wardrobe. Presently used as snug.

MODERN FAMILY BATHROOM

Comprising button flush w.c, modern vanity unit in gloss white finish with monobloc tap and large shower enclosure with twin sliding doors and electric shower unit. Fully tiled walls and tiled floor.



OUTSIDE

Neat garden to front and side in lawn screened by mature conifers.
Driveway to side with ample parking for a number of vehicles.
Private mature enclosed garden to rear and screened by mature conifers, laid in lawn.
Part paved walkway and patio.


DETACHED GARAGE 20'3" x 12'6"

Up and over door. Power and light.

WOODEN SHED 16'0" x 7'6"

Power and light.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



You Talk. We Listen.

T: 028 9318 0002
 Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

