

31 Castlebrook Avenue, Ballynure, BT39 9GX



PRICE Offers Around £275,000

Positioned within a well regarded modern development in Ballynure village. This spacious five bedroom detached family home, enjoys a well planned living layout comprising three reception, country style fitted kitchen and a recently installed four piece contemporary family bathroom. Realistically priced an early view 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

- **Detached Family Home**
 - **5 Bedrooms**
 - **3 Receptions**
- **Popular Modern Development**
- **Luxury 4 Piece Family Bathroom**
 - **Modern En Suite Bathroom**
 - **PVC Double Glazing**
 - **Oil Fired Central Heating**
- **Integral Garage With Parking Forecourt**
- **Feature Reception Style Hallway/ Gallery Style Landing**



ACCOMMODATION

GROUND FLOOR

OPEN COVERED ENTRANCE PORCH

Hardwood front door into:-

SPACIOUS RECEPTION STYLE HALLWAY 16'2" x 9'3"

Tiled floor. Understairs storage cupboard. Service door into integral garage.



FURNISHED CLOAKROOM

Comprising button flush w.c and modern vanity unit with monobloc tap and tiled splashback.

Twin French doors into:-

LOUNGE 15'6" x 12'7"

Attractive cast iron fireplace with rustic wooden surround. Piped for gas fire. Medium oak effect laminate plank flooring extending through into:-



DINING ROOM 12'6" x 9'3"

FAMILY ROOM 11'4" x 9'9"

Sliding double glazed patio doors to garden. Oak effect laminate plank flooring.



COUNTRY STYLE FITTED KITCHEN 11'6" x 10'8"

Equipped with a comprehensive range of high and low level fitted units with contrasting wood effect work surfaces. Old Belfast style sink unit with swan neck mixer tap. Inlaid granite drainer. Space for range style cooker and overhead extractor housed in matching canopy. Integrated dishwasher and fridge freezer. Fixed breakfast bar, perfect for casual dining. Complementary wall tiling. Tiled floor. Recessed low voltage lighting. Hardwood external door to side.



FIRST FLOOR

GALLERY STYLE LANDING

With oak effect laminate plank flooring.

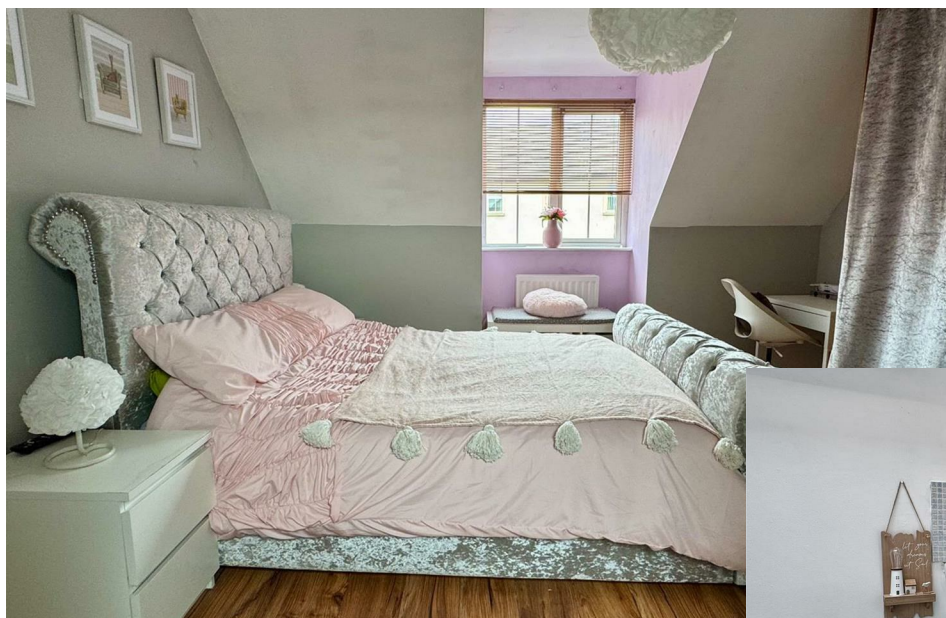


BEDROOM 1 11'2" x 11'4"

At max. Including open wardrobe recess. Oak laminate plank flooring.

EN SUITE

Comprising button flush w.c. pedestal wash hand basin with monobloc tap and tiled splashback and large fully tiled shower enclosure with electric shower.. Tiled floor.



BEDROOM 2 9'9" x 9'3"

Oak effect laminate plank flooring.

BEDROOM 3 11'6" x 11'7"

Oak effect laminate plank flooring.



BEDROOM 4 11'4" x 6'3"

Plus built in double mirrored sliderobe. Oak effect laminate plank flooring. Presently used as home office.

BEDROOM 5 11'4" x 10'6"

At max. Oak effect laminate flooring.



LUXURY 4 PIECE FAMILY BATHROOM

Comprising modern freestanding bath, button flush w.c, semi pedestal wash hand basin with monobloc tap and large walk in shower enclosure with full height glass screen with drench style shower and hand shower attachment. Marble effect PVC wall panelling. PVC panelled ceiling. Recessed low voltage lighting.



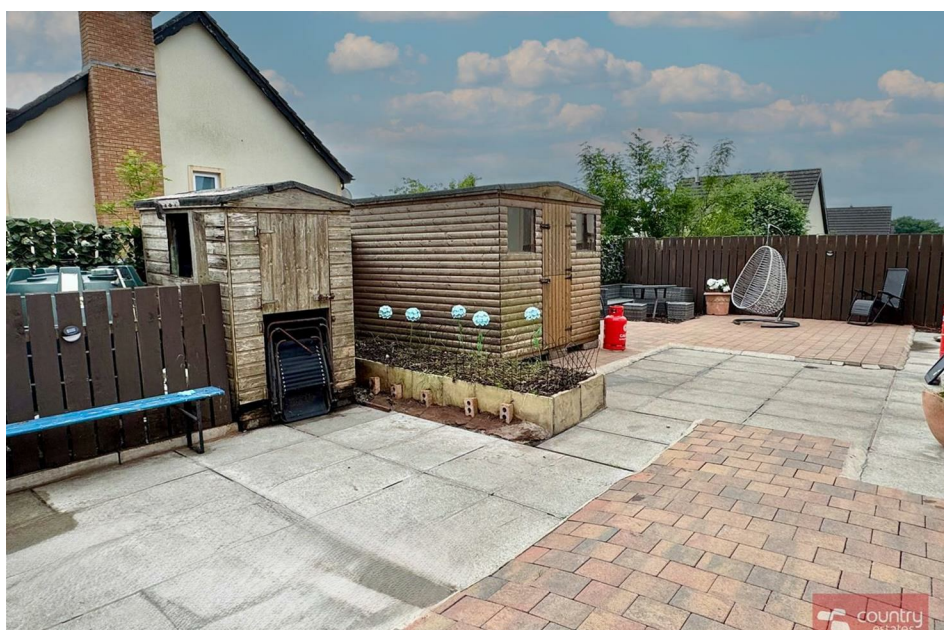
OUTSIDE

Neat well maintained garden to front in lawn. Driveway to side with parking forecourt.

Large private handlandscaped garden to rear screened by perimeter fence with brick paved terrace, perfect for family barbeques.

INTEGRAL GARAGE 10'8" x 22'3"

Roller shutter door. Power and light. Plumbed for washing machine. External door to side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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