

## 27 Gullivers Lane, Ballynure, BT39 9YQ



- Modern Three Bedroom Semi Detached House
- Living Room Open Plan To Kitchen/ Dining
- De Luxe Fitted Kitchen With Range Of Integrated Appliances
- Cloakroom With W.C
- Master En Suite Shower Room
- Modern Three Piece Bathroom Suite
- PVC Double Glazed Windows And Doors
- Twin Private Parking Forecourt
- Gas Fired Central Heating
- Enclosed Rear Garden Laid In Pavior Stone

**PRICE Offers Over £179,950**

*Modern 3 bedroom semi detached house within exclusive 'Gullivers Lane' development enjoying prime location within the popular village of Ballynure. The property has been finished to a superb turnkey specification throughout and benefits from private twin parking facility. A perfect home for first time buyers searching for a modern home with a realistic price. With a high level of interest anticipated an early viewing advised.*

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Laminate flooring. Stairwell to first floor.

#### LIVING ROOM 15'0" x 12'0"

Feature front window. Laminate flooring.



#### KITCHEN/ DINING AREA 15'4" x 15'0"

De luxe fitted kitchen with range of high and low level units in high gloss finish with matching marble effect work surfaces. Inlaid one and half bowl stainless steel sink unit with mixer tap and drying tray. Inlaid ceramic 4 ring hob with electric under oven and stainless steel pyramid style extractor unit. Housed gas fired central heating boiler. Plumbed for washing machine. Recessed ceiling lighting. Laminate flooring. PVC double glazed French doors to rear garden.



#### CLOAKROOM

With two piece white suite comprising low flush w.c. and wash hand basin. Ceramic tiled floor.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1 11'8" x 9'8"

#### EN SUITE SHOWER ROOM

Contemporary three piece suite comprising spacious fully tiled shower cubicle with sliding screen door and mains shower over, pedestal wash hand basin with mixer tap and low flush w.c. Wall mounted mirrored cabinet. Chrome heated towel rail.



**BEDROOM 2 12'9" x 8'4"**

**BEDROOM 3 8'8" x 7'1"**

### **BATHROOM**

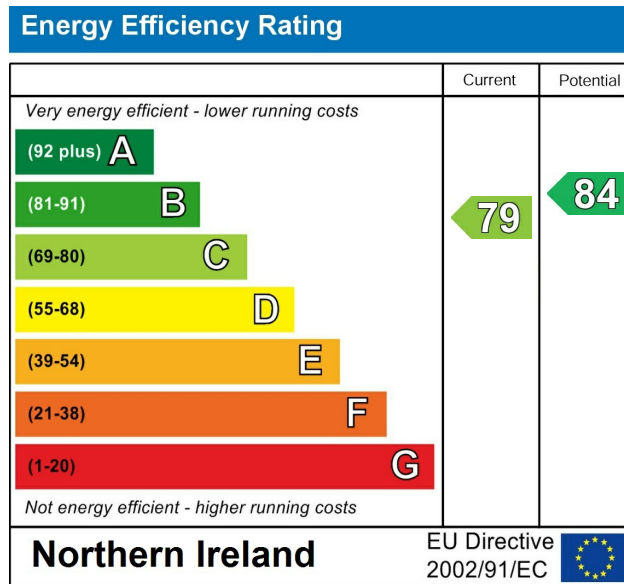
Modern three piece suite comprising 'P' shaped bath with centred mixer tap and shower over, low flush w.c and pedestal wash hand basin. Chrome heated towel rail. Ceramic tiled floor. Recessed ceiling lighting. Complementary wall tiling.



### **OUTSIDE**

Twin private tarmac parking forecourt.  
Enclosed rear garden laid in pavior stone.  
Garden shed included.  
Outside light. Water tap.





**IMPORTANT NOTE TO ALL PURCHASERS:**  
We have not tested any of the systems or appliances at this property.

**PLEASE NOTE: The vendor of this property is employed by Country Estates (NI) Ltd**



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