

## 10 Lower Size Hill, Ballyclare, BT39 9RP



### PRICE Offers Over No Price

*Positioned on an extensive mature site extending to circa 0.8 acre with far reaching views over the surrounding countryside. This spacious 4 bedroom detached bungalow will ideally suit the family searching for a home with a well planned living layout that has been priced to allow for modernisation. Homes in this locality are in high demand so an early viewing is advised.*

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

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

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



- **Attractive Detached Bungalow**
  - **4 Bedrooms**
  - **2+ Receptions**
- **Superb Mature Site Extending To 0.8 Acre**
- **Far Reaching Views Over Surrounding Countryside**
  - **Detached Double Garage**
  - **PVC Double Glazed Windows**
  - **Oil Fired Central Heating**
  - **Highly Regarded Rural Location**
  - **Priced To Allow for Modernisation**





## ACCOMMODATION

Open covered porch, quarry tiled entrance.

Hardwood front door with double glazed side screens into:-

### ENTRANCE HALL

Solid wood floor. Dual wall lighting. Coved ceiling.



### LOUNGE 25'1 x 16'9

Attractive wooden fireplace with open fire and cast iron surround with matching built in mirror above. Dual wall lighting. Coved ceiling. Decorative dado rail. Solid wood floor. PVC Double glazed sliding patio doors onto rear garden. Views over garden and beyond. Open plan into:-

### DINING ROOM 14'8 x 11'4

Solid wood floor. Views over garden and beyond.



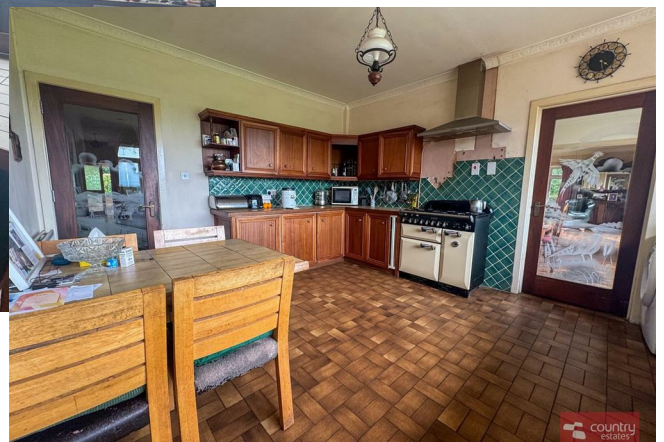


### **KITCHEN 15'3 x 12'7**

Equipped with a comprehensive range of high and low level fitted units. Single drainer stainless steel sink unit with mixer tap. Range Master cooker with built in 5 ring gas hob. Stainless steel chimney extractor fan over. Space for freestanding fridge, washing machine and dishwasher. Part tiled walls. Tiled floor. Views over garden and beyond.

### **UTILITY 10'4 x 5'9**

Tiled floor. Oil boiler. PVC Double Glazed door to rear garden.



### **FAMILY ROOM 25'1 x 12'7**

Attractive fireplace with electric fire insert with granite hearth. Coved ceiling. Dual wall lighting. Solid wood floor.





## **MASTER BEDROOM 14'1 x 10'1**

Coved ceiling. Built in storage cupboard. Decorative dado rail. Solid wood floor.

## **ENSUITE**

Comprising half pedestal wash hand basin with mixer tap, push button w.c, thermostatically controlled rainfall shower with hand shower attachment, safety handrail, chrome towel rail, part tiled walls, tiled floor.



## **BEDROOM 2 11'5 x 10'2**

Coved ceiling. Decorative dado rail. Two built in storage cupboards. Solid wood floor.

## **BEDROOM 3 11'5 x 10'2**

Coved ceiling. Decorative dado rail. Two built in storage cupboards. Solid wood floor.



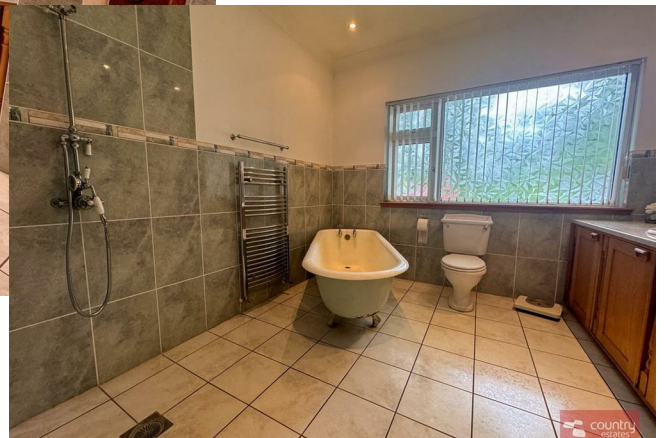


## **BEDROOM 4 10'4 x 8'9**

Coved ceiling. Decorative dado rail. Solid wood floor.

## **4 PIECE BATHROOM**

Comprising fitted vanity unit with wash hand basin, freestanding bath, low flush w.c, thermostatically controlled rainfall shower with hand shower attachment, safety handrail, chrome towel rail, recessed spot lights, part tiled walls, tiled floor. Access to shelved hot press.



## **GARAGE 33'7 x 15'9**

Approx. Up and over door. Power and light. Plumbed for w.c.

## **OUTSIDE**

Twin pillars at entrance.

Gravel driveway leading to parking forecourt and detached garage.

Extensive garden to front and rear laid in lawn screened by hedgerow and trees.

Large patio to rear with views over the surrounding countryside and raised concrete flower beds.

Concrete unused swimming pool (in need of maintenance and repair). Outside tap.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	45	
(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.

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Fiona.hannah@themortgageshop.net

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