

# 31 Riverdale Park, Ballyclare, BT39 9DG



- Extended Detached Bungalow
- 3 Bedrooms
- 2 Receptions
- Prime Mature Corner Site
- Well Regarded Established Development
- PVC Double Glazed Windows
- Floored And Sheeted Roof Space
- Integral Garage / Utility Space
- Modern Shower Room
- Oil Fired Central Heating

**PRICE Offers Over £214,950**

*Positioned on a private prime corner site within an established residential location. This extended detached bungalow has been priced to allow for modernisation, and is an ideal purchase for those searching for one level living at a realistic price. The accommodation briefly comprises three bedrooms, two reception, kitchen and modern shower room. The property further benefits from a floored and sheeted roof space that is an excellent storage facility or the potential for further accommodation subject to planning and further improvements. With a high level of interest anticipated an early viewing is advised.*

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BT41 4BA  
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**Ballyclare**  
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Ballyclare  
BT39 9AA  
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**Glengormley**  
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Glengormley  
BT36 5EU  
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## ACCOMMODATION

### GROUND FLOOR

PVC double glazed front door with leaded glass inset and matching side screen into:-

#### 'L' SHAPED ENTRANCE HALL

Tiled floor. Built in cloakroom and separate large shelved hot press with lagged copper cylinder and Willis type immersion. Access to floored roof space via slingsby style aluminium ladder.

#### LOUNGE 16'2" x 10'7"

Attractive period style marble fireplace with mahogany carved surround on matching marble and granite hearth. Light oak effect laminate flooring. Picture style window..

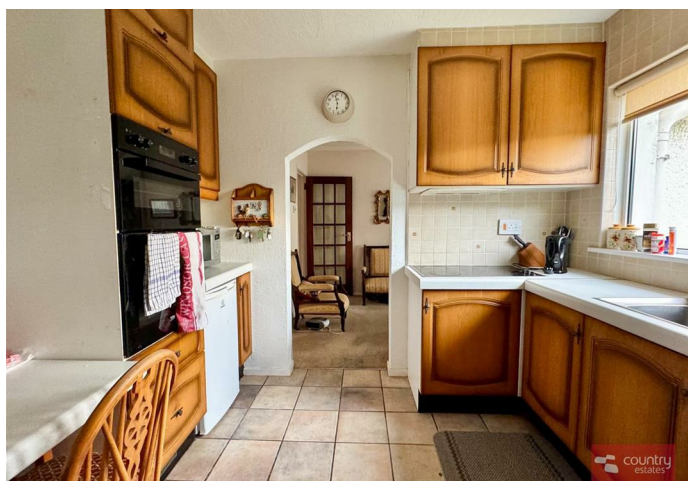
#### DINING/ FAMILY ROOM 16'3" x 8'8"

Dual window aspect. Shelved storage cupboard. Open arch into:-



#### KITCHEN 11'4" x 10'6"

At max. Equipped with a range of high and low level oak effect fitted units with contrasting work surfaces. Inlaid single drainer stainless steel sink unit with mixer taps. Integrated eye level oven and separate four ring ceramic hob. Fixed 'L' shape bench seating for casual dining. Part tiled walls. Tiled floor. External PVC door to:-



#### REAR HALL 6'8" x 3'4"

Tiled floor. PVC double glazed door to garden.

#### UTILITY/ BOILER HOUSE 6'6" x 6'8"

Fitted with a range of high and low level cupboards. Double drainer stainless steel sink unit. Plumbed for washing machine. Warmflow oil fired boiler.

#### INTEGRAL GARAGE 15'9" x 9'9"

With power and light. Roller shutter door.

## MODERN SHOWER ROOM

Comprising large quarter rounded shower enclosure with electric shower unit and curved sliding door, modern bespoke vanity unit with fitted storage cupboards and fitted wall push w.c. Complementary wall tiling. Wood effect tile floor.

## BEDROOM 1 9'6" x 9'3"

Fitted Wall to wall three bay slide robe with mirrored centre.



## BEDROOM 2 13'7" x 7'7"

Built in wardrobe. Oak effect laminate flooring.

## BEDROOM 3 12'0" x 8'2"



## ROOF SPACE 24'4" x 8'6"

Approximately. Fully Floored and sheeted. Under eave storage bays. Twin double glazed skylights. Excellent storage facility.

Door to:-

## ADJOINING ROOM 16'3" x 8'6"

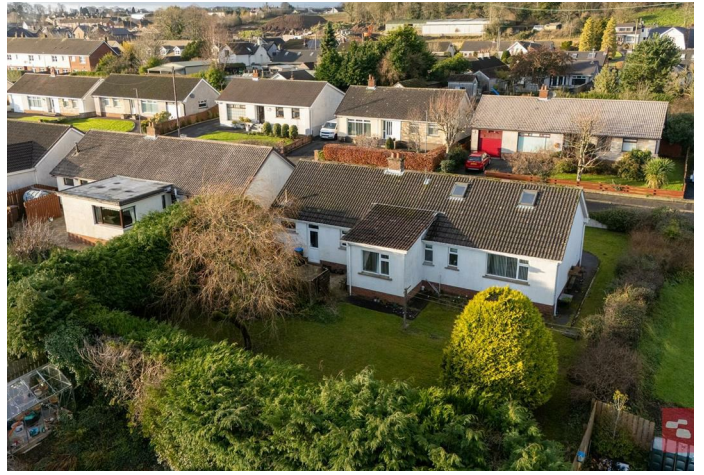
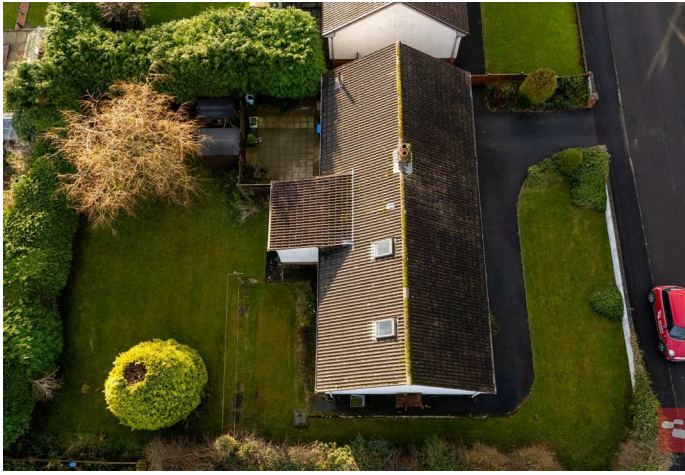
At max. Floored and sheeted. Excellent storage facility. Access to cold water storage tank.

## OUTSIDE

Neat well maintained garden to front in lawn screened by perimeter wall.

Driveway to side leading to integral garage and parking space.

Large private secluded garden to rear screened by mature trees and laid in lawn. Private paved patio area.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	34	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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



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