

37 Ballynure Road, Ballyclare, BT39 9AG



- Impressive Victorian Three Storey Townhouse
- 4 Bedrooms
- 2+ Receptions
- Popular Central Town Location
- Modern Four Piece Bathroom Suite
- Modern Kitchen With Separate Utility Room
- Private Enclosed Garden
- Private Parking To Rear
- Stunning Original Period Features
- Oil Fired Heating / Double Glazing

PRICE Offers Over £179,950

This Impressive three storey townhouse is perfectly situated within walking distance of shops, parks and public transport. Beautifully presented the property retains some original period features and enjoys a spacious living layout over three floors comprising 4 bedrooms, 2 receptions, modern kitchen, utility room and four piece family bathroom. Externally the property has a private enclosed low maintenance rear garden with decked area and a private driveway to rear with parking for two cars. For those buyers searching for a stylish home at a sensible price an early viewing is advised.

> 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

HALLWAY

Front door with twin double glazed panels into entrance porch with quarry tiled floor. Glazed inner door into hallway. Quality laminate flooring.

LOUNGE 11'7" x 16'0"

Feature bay window. Period original fireplace with tiled inset in metro brick tile. Original corniced ceiling, picture rail and ceiling rose. Quality laminate flooring.

DINING / FAMILY ROOM 11'7" x 11'10"

Period fireplace with modern electric feature fire inset. Built in understairs storage cupboard. Corniced ceiling. Dado rail. Quality laminate flooring.

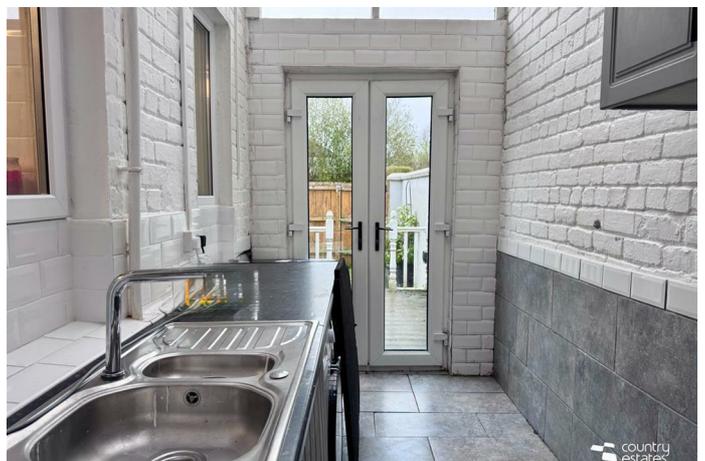


MODERN FITTED KITCHEN 14'2" x 8'0"

Equipped with a comprehensive range of high and low modern fitted units with contrasting wood worksurfaces. Leaded glass display cabinets. Space for freestanding Range style cooker. Overhead extractor fan housed in colour coded canopy. Old Belfast style sink with colour coded hose style mixer taps. Part tiled walls in metro brick style tile. Laminate wood flooring.

COVERED REAR YARD / UTILITY AREA 15'7" x 5'10"

Fitted units with contrasting worksurfaces. Stainless steel one and half bowl sink unit with mixer taps. Space for washing machine. Space for dryer. Tiled floor and half tiled walls. Twin PVC double glazed doors to rear.



HALF LANDING

MODERN FOUR PIECE FAMILY BATHROOM 9'11" x 8'6"

Comprising panelled bath with telephone shower attachment, separate corner rounded shower enclosure with rainfall shower head and hand shower attachment, vanity style sink with mixer taps and button flush w.c. Partially panelled and tiled walls. Heated towel rail.



FIRST FLOOR

BEDROOM 1 15'6" x 15'8"

Feature bay window. Period original fireplace with tiled inset and hearth. Built in wardrobe with overhead storage cupboard. Original corniced ceiling and picture rail . Quality laminate flooring.



BEDROOM 2 11'7" x 9'1"

Built in wardrobe. Cornice ceiling. Quality laminate flooring. Presently used as nursery.

SECOND FLOOR

BEDROOM 3 15'5" x 12'6"

Feature fireplace with matching mantle and surround.

BEDROOM 4 7'11" x 11'6"



OUTSIDE

Neat garden to front. Private enclosed low maintenance rear garden with decking and artificial grass. Outside tap. Private driveway to rear of property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		44
(21-38) F	30	
(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.

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