

## 9 Trenchill Road, Ballyclare, BT39 9SJ



- Impressive Detached Bungalow
- 3 Bedrooms
- Open Plan Lounge With Dining Aspect
- Prime Elevated Site In Popular Village Location
- Shaker Fitted Kitchen With Casual Breakfast Area
- Views Over Surrounding Countryside / Large Private Mature Gardens
- Four Piece Modern Bathroom / Cavity Wall & Loft Insulated 2021
- PVC Double Glazed Conservatory Style Rear Porch
- Attached Matching Garage With Parking Forecourt / Rewired 2021
- Oil Heating (New boiler 2026) / uPVC Double Glazing (Front windows replaced 2021)

**PRICE Offers Over £275,000**

*Positioned on a mature prime elevated site within Ballyeaston Village boasting views over the surrounding countryside. This attractive well presented three bedroom detached bungalow enjoys a spacious open plan lounge with casual dining aspect, shaker kitchen and a modern four piece family bathroom. Externally there are private well tended gardens with an attached garage and parking forecourt. The property further benefits from oil heating (new boiler installed 2026), PVC double glazing (All front replaced 2021), new insulation added in roofspace and cavity wall 2021 and a rewire.*

**> 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

### ENTRANCE HALL

Twin entrance storm doors into tiled entrance porch. Hardwood & glazed inner door with glazed sidelights to well presented entrance hall. Storage cupboard, shelved hotpress with lagged copper cylinder & Willis external immersion heater. Access to roofspace.

### OPEN PLAN LOUNGE/ DINING 23'10" x 13'11"

Attractive granite fireplace with oak surround and polished granite hearth. Picture style window with views over countryside. Oak effect laminate plank flooring. Step to raised dining area. Door into Kitchen.



### SHAKER KITCHEN 13'6" x 11'2"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting wood effect work services. Inlaid one and half bowl stainless steel sink unit with mixer taps. A range of integrated appliances including single oven with four ring hob and stainless steel splashback, overhead extractor fan housed in stainless steel chimney canopy and freestanding fridge/ freezer. Plumbed for dishwasher and washing machine. Breakfast bar area with storage cupboard. Vinyl flooring. Low voltage recessed spot lighting.



### PVC CONSERVATORY STYLE PORCH 9'5" x 7'10"

Glazed door to rear garden. Tiled floor.

### BEDROOM 1 9'0" x 8'9"

Built in double wardrobe with overhead storage cupboard. Views over gardens extending towards surrounding countryside.

### BEDROOM 2 12'9" x 9'11"

Built in double wardrobe with overhead storage cupboard. Views over gardens extending towards surrounding countryside.



### **BEDROOM 3 9'2" x 9'1"**

### **MODERN BATHROOM**

Four piece white suite comprising panelled bath with mixer taps and hand shower attachment, low flush w.c, quarter rounded corner shower enclosure unit with electric shower and PVC panelling. Pedestal wash hand basin with mixer taps and tiled splashback. Mirrored bathroom cabinet. Tiled floor. Extractor fan. Low voltage spot lighting.



### **ATTACHED GARAGE 19'9" x 11'7"**

Electrically operated remote roller door. Power and light. Oil fired boiler (INSTALLED MARCH 2026).

### **OUTSIDE**

Large private elevated site. Accessed by driveway to parking forecourt and gable end parking bay suitable for a number of cars.

Mature front garden laid in lawn stocked with a variety of shrubs and flower beds. Private enclosed rear garden in lawn with raised paved patio area and walkway. Screened by mature hedging.

Outside tap.



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>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(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.**



Relying on a mortgage to finance your new home?

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