

**74 Ballybentragh Road, Dunadry, Antrim, County Antrim, BT41 2HJ****PRICE Offers Over £284,950**

This is an incredibly rare opportunity to purchase an exceptionally well presented three bedroom detached bungalow with garage occupying a spacious site with superb sun orientation in this very sought after residential location. Extended and fully renovated over the years, the property boasts PVC double glazed windows and external doors, oil-fired central heating and a generous but manageable site with decent parking, garage and excellent sun orientation to enjoy the private rear garden and raised patio area. Internally, the extension accommodates a substantial kitchen with informal dining area leading to the vaulted roof sunroom accessed via wooden steps. The luxury light grey coloured kitchen units and complimentary polished granite work surfaces are supported by a range of integrated appliances to include a "Neff" induction hob, dishwasher and located in the adjoining utility (former kitchen) a "Smeg" mid level oven and separate grill. Designed with the kitchen and dining extension as the hub of the home, the adjoining living room and sunroom create an open plan feel yet with each area well defined. With three bedrooms, two of which benefit from built-in wardrobes with sliding mirrored robes, this property is ideal for someone wanting to downsize or indeed for those trying to purchase a more affordable first time home in this exclusive area.

Finished to a high specification throughout, this property can only be appreciated following full internal inspection.

Early viewing strongly recommended.

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Antrim  
12 Church Street  
BT41 4BA  
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Ballyclare  
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Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803



## FEATURES

- Entrance hall with wood laminate floor and access to loft via fold out wooden ladder
- Living room with feature glass fronted solid fuel stove with back boiler / Open archway to;
- Dining room with walnut effect wood laminate floor / Open archway and steps down to Sunroom / Open to;
- Kitchen with full range of light grey high gloss units with polished granite worktops and breakfast bar / Stainless steel sink and "Quooker" boiling water tap
- Integrated "Neff" induction hob with stainless steel and glass over head extractor / Integrated dishwasher
- Kitchen extension / Utility with matching light grey high gloss units and polished granite worksurfaces / "Smeg" integrated oven and separate grill / Plumbed for American style fridge freezer and washing machine / Space for dryer
- Sunroom 11'3 x 8'11 with semi-vaulted wood strip ceiling / PVC double glazed French doors to tegula brick patio
- Three well proportioned bedrooms / Two with built-in wardrobes with sliding mirrored doors
- Shower room with modern white suite to include fully tiled corner shower cubicle and wash hand basin in vanity unit
- Generous site with excellent sun orientation / Semi-detached garage with oil boiler store to rear / PVC double glazed windows / PVC fascia and soffits

## ACCOMMODATION

Mahogany effect PVC entrance door and matching side screen to:

### ENTRANCE HALL

Wood laminate floor. Single radiator. Access to loft via fold out wooden ladder.

### LIVING ROOM

**16'8 x 11'3 (5.08m x 3.43m)**

Feature glass fronted solid fuel stove with a back boiler, extended tiled surround and matching hearth. Walnut effect wood laminate floor. Single radiator. Open archway to:

### DINING ROOM

**11'1 x 9'5 (3.38m x 2.87m)**

Walnut effect wood laminate floor. Double radiator. Open archway and steps down to sun room. Open to:

### KITCHEN

**11'2 x 10'0 (3.40m x 3.05m)**

Full range of light grey high gloss high and low level units with complimentary polished granite work surfaces. Matching up stands and four seater breakfast bar. Inlaid stainless steel sink unit with "Quooker" boiling water tap and fluted drainer. "Neff" induction hob with stainless steel and glass overhead extractor. Integrated dishwasher. Dual carousel retractable corner units. Pull-out spice cupboard. Fully tiled floor. High level TV point. Low voltage downlights. Double radiator. Part glazed door to:

### UTILITY / KITCHEN

**12'5 x 8'11 (3.78m x 2.72m)**

Full range of matching light grey high gloss high and low level units with complimentary polished granite work surfaces, matching up stands and window cill. "Smeg" mid level integrated oven and separate grill. Larder cupboard with pull-out drawer displays. Matching broom cupboard. Separator bins. Plumbed for "American" style fridge freezer. Plumbed for washing machine and space for dryer. Low voltage downlights. Fully tiled floor.

## SUNROOM

11'3 x 8'11 (3.43m x 2.72m)

Semi-vaulted wood strip ceiling. Extra high windows. Mahogany effect PVC double glazed French doors to tegula brick patio. Wooden steps up through open archway to dining.

## BEDROOM 1

11'11 x 11'3 (3.63m x 3.43m)

to include built-in wardrobe with sliding mirrored doors. Single radiator.

## BEDROOM 2

10'3 x 9' (3.12m x 2.74m)

into built-in wardrobe with sliding mirrored doors. Single radiator.

## BEDROOM 3

11'3 x 8'11 (3.43m x 2.72m)

Wood laminate floor. Single radiator.

## SHOWER ROOM

8'5 x 5'5 (2.57m x 1.65m)

Modern white suite comprising fully tiled corner quadrant shower cubicle with "Redring" electric shower unit and sliding cubicle doors. Push button low flush W/C and moulded wash hand basin in vanity unit with feature mixer taps and storage drawers below. Fully tiled walls and floor. PVC strip ceiling. Feature heated towel radiator.

## OUTSIDE

Common entrance pillars with tarmac drive to semi-detached garage and parking up to 5 cars.

## SEMI-DETACHED GARAGE

18'5 x 10'5 (5.61m x 3.18m)

Power and light. Roller shutter door. Service door to side.

Garden to front in neat lawn, well stocked borders and specimen trees. Potential vehicular access to left hand side. Tarmac path leading to crazy paved pathway. Side garden in lawns. Outside tap. PVC tank. Generous garden to rear in neat lawn, paved patio. Crazy paved pathway. Lapboard fencing. Timber shed. Greenhouse. Raised planter beds. Steps up through pergola to raised tegula brick patio with access to sun room. Low level direct concrete balustrade. Three outside taps and double socket for hot tub. Access to boiler house / store attached to rear of garage.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.





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>		
(39-54)	<b>E</b>		
(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	



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