

# 64 Ballygowan Road, Ballyclare, BT39 9UR



- Attractive Stone Built Detached Farmhouse
- 3 Bedrooms
- 2 Receptions
- Peaceful Convenient Rural Setting
- Farmhouse Style Kitchen
- Ground Floor Family Bathroom/ First Floor Shower Room
- PVC Double Glazed Windows (Installed 2020)
- Oil Fired Central Heating (Installed 2020)
- Rewired 2020
- Twin Attached Outbuildings

**PRICE Offers Over £209,950**

*Stone built farmhouse, with attached stores, situated in a quiet convenient rural location 2 miles from Ballynure affording ready access onto the New A8 Belfast/ Larne Dual Carriageway. The property was modernised in 2020 by the present vendors benefitting from oil fired central heating, rewiring and PVC double glazing. This charming farmhouse will interest the purchase searching for a home with character in an unspoilt peaceful countryside location at a realistic price.*

**> 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

#### ENTRANCE PORCH 8'6" x 5'6"

Golden oak PVC double glazed front door. Golden oak PVC double glazed framed windows. Ceramic tile floor. Glass panelled door into:-

#### ENTRANCE HALL

Stairwell to first floor.

#### SITTING ROOM 15'3" x 9'7"

Inglenook style fireplace with cast iron multifuel stove and slate hearth.

#### LIVING ROOM 14'8" x 9'4"

Dual aspect windows. Inglenook style fireplace with cast iron multi fuel boiler stove (heats water and radiators) Slate hearth. Laminate flooring.



#### FARMHOUSE STYLE KITCHEN 14'9" x 11'8"

Range of fitted high and low level oak effect farmhouse style kitchen units with matching work surfaces. Inlaid 4 ring hob. Eye level oven. Open ended corner displays. Inlaid stainless steel sink unit with mixer tap. Part tiled walls.



#### UTILITY/ BOILER HOUSE 14'0" x 6'9"

Oil fired central heating boiler and timer. Golden oak effect PVC double glazed external door.

#### STORE ROOM/ UTILITY 13'9" x 9'3"

Utility aspect with double drainer sink unit. Plumbed for automatic washing machine. Suitable for home office/ guest accommodation.

#### REAR HALL

Accessed off the living room. Understair store.

## **FAMILY BATHROOM**

With 3 piece suite comprising panelled bath with folding shower screen and shower attachment, pedestal wash hand basin and low flush w.c. Twin windows.

## **FIRST FLOOR**

### **L SHAPED LANDING**

Dual window aspect. Balustrading around the stairwell.

### **BEDROOM 1 16'8" x 10'9"**

Fitted wall to wall built in wardrobes. Views over gardens and surrounding countryside.



### **BEDROOM 2 15'0" x 9'6"**

Dual aspect windows. Views over gardens and countryside.

### **BEDROOM 3 10'3" x 9'9"**

### **SHOWER ROOM**

With 3 piece suite comprising low flush w.c, pedestal wash hand basin and fully tiled shower cubicle with sliding screen doors. Electric shower unit.



## **OUTSIDE**

Roadside location in quiet cul de sac road.

Spacious front garden laid in lawn within perimeter wall. Range of mature bushes and shrubs.


Concrete parking bay at the rear with perimeter wall.

### **ATTACHED STORES 14'0" x 6'0" and 15'0" x 9'4"**

With electric light.

Attached W.c. With wash hand basin.



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	

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



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.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

