

3 Bridge Road, Ballyclare, BT39 0PR



- Superb Extended Semi Detached
- 3 Bedrooms / 2+ Receptions
- Single Storey Extension / Gas Heating
- Open Plan Kitchen / Living / Dining Layout
- Picturesque Rural Location With Open Aspect
- Deluxe Fitted Kitchen With Centre Island
- Deluxe Four Piece Family Bathroom
- Extensive Parking Forecourt With Detached Garage
- Hard Landscaped Private Rear Garden
- Floored And Sheeted Roofspace

PRICE Offers Over £225,000

Situated within a popular tranquil rural location and positioned on a large mature private site enjoying an open aspect over the surrounding countryside and beyond. This Attractive period Property boasts an extensive single storey extension comprising an open plan deluxe kitchen with living, dining aspect and a spacious well planned living layout incorporating 2 receptions. On the first floor there are 3 bedrooms a recently installed deluxe 4 piece family bathroom and a roofspace that has been floored and sheeted creating an ideal space for a variety of uses. The Property perfectly combines old style charm with modern living a perfect buy for the purchaser searching for their forever home. An early viewing is recommended.

> 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 HALL

Hardwood front door into well presented entrance hall with exposed herringbone style hardwood flooring extending into family room & lounge . Under stairs storage cupboard.

Half landing furnished cloakroom comprising button flush WC wash hand basin with mono block tap.

FAMILY ROOM 12'9" x 10'9"

Attractive period style fireplace with ornate tiled inset, carved mahogany surround and tiled hearth. Picture rail. Twin PVC double glazed French doors to front paved patio and garden. Fixed full height double glazed screens. (easily removed if needed.)

LOUNGE 14'3" x 10'9"

Attractive period style fireplace with ornate tiled inset and carved mahogany surround on polished granite hearth. Picture rail. Open archway into Kitchen extension.



OPEN PLAN LIVING / KITCHEN / DINING 20'4" x 15'6"

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Single drainer sink unit with Swan neck mixer tap. Housing for freestanding American style fridge freezer (not included.) integrated dishwasher. Centre Island with breakfast bar style return for casual dining. Twin PVC double glazed doors to private rear garden. Open plan to extended kitchen area (measuring approx 9.6 x 8.3) fixed Welsh dresser style full height cabinet with twin glass display cabinets, open shelving and fixed four tier wicker baskets. Space for range style cooker. Fixed range master overhead extractor fan housed in colour-coded canopy. Tiled floor.



REAR PORCH / UTILITY SPACE 8'3" x 4'9"

Circular stainless steel sink. Plumbed for washing machine. External door to side. Walk-in storage cupboard with gas boiler.

FIRST FLOOR

SPACIOUS LANDING

With access to floored and sheeted roof space via Slingsby style ladder. Skylight. A perfect space for additional storage / suitable for a variety of uses.

BEDROOM 1 14'3" x 12'9"

Picture rail. Open aspect to front with views extending over surrounding countryside and beyond.



BEDROOM 2 12'9" x 10'9"

Picture rail. Feature full height picture style window. Far reaching aspect to rear.

BEDROOM 3 8'6" x 6'6"



MODERN DELUXE FOUR PIECE FAMILY BATHROOM

Recently installed comprising panel bath, button flush WC, modern vanity unit with mono block style tap. 1/4 rounded Shower enclosure with drench style shower and hand shower attachment. Tile floor.



OUTSIDE

Twin gates to front leading to extensive secure parking forecourt and driveway. Part paved patio. Screened by perimeter fence.

Well maintained private low maintenance hard landscaped garden to rear with ranch style fencing .Screened by perimeter fence finished with imitation grass. Private courtyard with circular patio perfect for family barbecues.



| 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 | 61 | 62 |
| (39-54) E | | |
| (21-38) F | | |
| (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.

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