

## 35 Russell Manor, Ballyclare, BT39 9YR



- Impressive Detached Chalet Bungalow
- 4 / 5 Bedrooms
- 2 / 1 Receptions
- Highly Regarded Established Development
- Modern Kitchen With Casual Dining Aspect / Utility Room
- Deluxe Family Bathroom / Ground Floor Furnished Cloakroom
- Prime Private Corner Site
- Integral Garage With Parking Forecourt
- Gas Central Heating
- PVC Double Glazing

**PRICE Offers Around £309,950**

*This beautifully presented detached chalet bungalow is located in the ever sought after Russell Manor Development. Occupying a prime corner site within walking distance to local schools, shops and public transport. Enjoying a versatile living layout incorporating 4 or 5 bedrooms, 2 or 1 receptions and a modern four piece family bathroom. This superb property is an ideal purchase for the buyer searching for a home that will suit differing family needs. Externally the property benefits from well maintained private gardens, large parking forecourt and integral garage. An early viewing highly 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

PVC double glazed front door with matching side screens. Porcelain tiled floor extending into cloakroom and kitchen. Staircase to first floor.

#### LOUNGE 17'1" x 11'10"

Plus feature bow window. Inglenook style fireplace with cast iron multi fuel stove on slate hearth. Distressed wood effect Tiled flooring



#### BEDROOM 4 / FAMILY ROOM 14'8" x 10'0"

#### DINING ROOM 13'9" x 10'0"

PVC double glazed French doors to garden. Quality mid oak effect laminate flooring.

#### MODERN KITCHEN WITH CASUAL DINING 14'7" x 10'10"

Modern fitted kitchen equipped with a comprehensive range of high and low level fitted units with contrasting wood block effect melamine work surfaces. Integrated appliances to include fridge, 4 ring electric hob and under oven with overhead extractor fan housed in stainless steel canopy and integrated dishwasher. Stainless steel one and half bowl sink unit with drainer bay. Glazed display cabinets and fitted wine rack. Part tiled walls and tiled floor.



#### UTILITY ROOM 10'10" x 6'5"

Fitted high and low level units and contrasting melamine work surfaces. Stainless steel sink unit with drainer bay. Space for washing machine and tumble dryer. PVC double glazed back door. Separate service door to garage. Porcelain tiled floor.

#### INTEGRAL GARAGE 19'6" x 8'11"

Up and over door. Gas fired central heating boiler. Power and light.

## FURNISHED CLOAKROOM

Modern fitted two piece suite comprising pedestal wash hand basin and w.c. Porcelain tiled flooring.



## FIRST FLOOR

### LANDING

Access to hot press and floored roof space via slingsby style ladder.

### BEDROOM 1 17'7" x 13'2"

At widest points. Access to under eaves storage. Quality wood effect laminate floor covering.

### BEDROOM 2 11'3" x 9'11"

Wood laminate floor covering. Fixed Dormer window seat.



### BEDROOM 3 12'1" x 8'8"

Access to undereaves storage.

## DELUXE FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath with hand shower attachment, separate shower enclosure with mains shower over, semi pedestal wash hand basin with mono block tap and w.c. Panelled walls to shower area. Part tiled walls and tiled floor.



## OUTSIDE

Front and side garden finished in lawn.

Private driveway finished in tarmac.

Enclosed rear garden in lawn with paved patio area screened by mature conifers.

Outside tap and light



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.**



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.

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.