

# 167 Braepark Road, Ballyclare, BT39 9TE



- **Detached Bungalow**
- **4 Bedrooms/ 1+ Reception**
- **Private Mature Site Extending To Circa 0.7 Acre**
- **Popular Rural Location**
- **Far Reaching Views Over Surrounding Countryside**
- **Modern Kitchen With Dining Aspect**
- **Modern Four Piece Family Bathroom**
- **PVC Double Glazed Windows**
- **Oil Fired Central Heating**
- **Integral Large Garage With Parking Forecourt**

**PRICE Offers Over £278,950**

*Positioned on a mature private site extending to circa 0.7 acre. This spacious four bedroom detached bungalow has been priced to allow for some modernisation. Situated in a popular unspoilt rural location yet Ballyclare Town Centre is within a five minute commute. The Property will interest the purchaser searching for a property with a well planned layout at a realistic price. An early viewing is advised.*

**> 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

#### OPEN COVERED ENTRANCE PORCH

Hardwood front door with full height glazed side screen.

#### SPACIOUS ENTRANCE HALL

Large shelved hotpress with Willis type immersion. Service door into integral garage.

#### LOUNGE 19'6" x 18'3"

Feature recessed open fireplace with raised stone hearth and feature stone accent wall. Walnut effect laminate plank flooring. Dual window aspect with views over garden extending over surrounding countryside.



#### MODERN KITCHEN WITH DINING ASPECT 15'8" x 11'3"

Equipped with a range of high and low level maple effect fitted units with contrasting work surfaces with breakfast bar style return for casual dining. Inlaid single drainer stainless steel sink unit with mixer tap. Integrated oven with four ring hob and overhead extractor. Tiled floor. Complementary wall tiling. Dual window aspect.



#### UTILITY ROOM 10'3" x 6'6"

Fitted with range of high and low level cupboards. Wood effect work surfaces. Inlaid single drainer stainless steel sink. Tiled floor. External PVC double glazed door to rear.

#### BEDROOM 1 12'1" x 10'7"

Laminate flooring.

#### BEDROOM 2 12'1" x 11'7"

Laminate plank flooring.

#### BEDROOM 3 10'9" x 10'2"

Laminate flooring.



### **BEDROOM 4 11'0" x 10'2"**

Laminate flooring.

### **MODERN FOUR PIECE FAMILY BATHROOM**

Comprising pedestal wash hand basin, button flush w.c and panelled bath. Large full width shower enclosure. Tiled floor. Fully tiled walls with coloured glass decorative border inset.



### **OUTSIDE**

Positioned on a private extensive mature site extending to circa 0.7 acre with direct frontage onto the BraePark Road Ballyclare.

Large garden to front in lawn stocked with a variety of shrubs and mature trees and screened by ranch style fence. Large parking forecourt with parking facilities for a number of vehicles. Private Gardens to side and rear in lawn screened by mature trees and bordered by open countryside.

### **INTEGRAL GARAGE 26'3" x 15'5" approximately**

Roller shutter door power and light. Dual window aspect. Separate cloakroom comprising pedestal wash hand basin and low flush WC. External PVC double glazed door to rear.





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.**



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.

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