

75 Ballyutoag Road, Belfast, BT14 8SS



PRICE Offers Over £289,950

Positioned on an extensive mature private site of approx. 1/3 acre screened by mature trees and accessed via electronically operated entrance gates this superb spacious Detached Chalet Bungalow has been extensively modernised by the current vendors providing a well planned living layout over two floors. Perfectly positioned within 15 minutes drive from Belfast City Centre and the International Airport we strongly recommend an early viewing to avoid disappointment.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

- **Impressive Detached Chalet Bungalow**
 - **4 Bedrooms / 2+ Receptions**
 - **Extensive Mature Private Site**
- **Superb Open Plan Kitchen with Living/Dining Aspect**
- **Luxurious Ivory Coloured Shaker Kitchen with Centre Island**
- **1st Floor Master Suite with Dressing Room and 4 Piece Bathroom**
 - **Ground Floor Luxury 'Victorian' Style Bathroom**
 - **Deluxe Modern Jack and Jill Ensuite Shower Room**

Ground Floor

Front door into Entrance Porch with tiled floor. Twin french doors into spacious well presented Entrance Hall with tiled floor.

FURNISHED CLOAKROOM

Comprising button flush WC. Wash hand basin in modern vanity unit with monobloc tap and tiled splashback.

SPACIOUS LOUNGE 18'2 x 13'0

into bay window. Attractive cast iron fireplace with ornate tiled inset and mahogany surround. Slate tiled hearth. Dual window aspect.



OPEN PLAN 'L' SHAPE LIVING/KITCHEN/DINING 25'10 x 19'8

at max. Luxurious recently installed shaker Kitchen equipped with a comprehensive range of high and low level fitted units in an ivory finish with complementary marble worksurfaces. Jaw box style sink with swan neck mixer tap. Space for range style cooker. Overhead extractor fan concealed in canopy. Fixed centre island with marble worksurface with breakfast bar style overhang for casual dining. Integrated dishwasher.



Spacious Dining/Living area with dual window aspect. Feature cast iron multifuel stove with tiled hearth (linked to radiators).



BEDROOM 1 13'0 x 12'0

BEDROOM 2 12'9 x 12'1

DELUXE ADJOINING JACK AND JILL ENSUITE

Comprising large open shower enclosure with glass screen and drench style shower. Button flush WC. Wash hand basin with monobloc tap.

BEDROOM 3 12'4 x 11'10

Enjoying adjoining Ensuite.

LUXURIOUS VICTORIAN STLE WHITE BATHROOM

Comprising freestanding slipper bath. Pedestal wash hand basin. Hi-flush WC. tiled floor.



Fixed staircase to 1st Floor conversion.

MASTER BEDROOM SUITE

Comprising:

BEDROOM 4 18'0 x 13'0

at max. 3 velux style windows. Laminate flooring. Undereave storage cupboard,

DRESSING ROOM 12'10 x 7'4

at max. Laminate flooring.

LUXURIOUS BATHROOM

Comprising Spa style bath. Button flush WC. Wash hand basin with monobloc tap. 1/4 rounded shower cubicle.



Outside

Twin electronically operated entrance gates with fixed intercom panel. Sweeping driveway to extensive parking forecourt suitable for a variety and number of vehicles. Gardens to front and side in lawn screened by mature Conifers and stocked with a variety of shrubs.

DETACHED DOUBLE GARAGE 18' 8 x 16' 9 (5.69m x 5.11m)

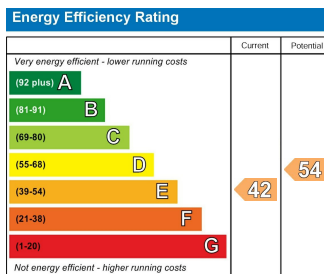
OUTBUILDINGS Can be used for commercial use subject to approvals, with phase 3 electric.

STORE ROOM TO REAR OF PROPERTY 11' 0 x 6' 0 (3.35m x 1.83m) Approx.



IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.



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