

## 214 Ballyclare Road, Newtownabbey, BT36 5JS



- **Detached Bungalow**
- **3/ 2 Bedrooms**
- **1/ 2 Receptions**
- **Extensive Mature Private Site**
- **Large Detached Garage/ Workshop 23'8" X 14'4"**
- **Popular Convenient Location**
- **PVC Double Glazed Windows/ Oil Fired Central Heating**
- **Beech Effect Fitted Kitchen**
- **White Bathroom Suite**
- **Floored And Sheeted Roof Space Offering Excellent Potential**

**PRICE Offers Over £129,950**

*Positioned within a popular convenient location on an extensive mature private site with parking area to rear suitable for a variety of vehicles plus a large detached garage/ workshop with electric overhead roller shutter. This detached bungalow will ideally suit the purchaser searching for a property with the potential for further accommodation subject to the necessary approvals. An early viewing is highly recommended.*

**>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

## ACCOMMODATION

### GROUND FLOOR

PVC double glazed front door into:-

### ENTRANCE PORCH

Front door into hallway.

### LOUNGE 10'7" x 13'9"

French door.

### BEDROOM 1 10'1" x 10'4"

Brick feature fireplace.

### BEDROOM 2 12'7" x 10'6"

Brick feature fireplace.

### KITCHEN 14'6" x 9'4"

Fitted with a range of beech effect units. Integrated eye level oven with four ring hob. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor. PVC double glazed door to:-

### CONSERVATORY 12'0" x 5'10"

Tiled floor. PVC door to garden.

### BEDROOM 3 13'8" x 9'3"

Laminate flooring.

### WHITE BATHROOM SUITE

Comprising panelled bath with folding shower screen and shower attachment, button flush w.c. and wash hand basin with modern vanity unit. Tiled floor. PVC panelled walls.

Stairs to floored roof space

### ROOM 1 10'2" x 10'6"

Undereaves storage.

### ROOM 2 9'9" x 10'5"

Under eaves storage. Access to:-

### ROOM 3 10'3" x 10'3"

Undereaves storage.

### OUTSIDE

Neat walled garden to front in lawn with ornamental railing.


Twin gates to side with driveway leading to parking area at rear. Suitable for a variety of vehicles.

### LARGE DETACHED GARAGE 23'5" x 14'4"

With remote control electric door. Power and light.

Extensive private garden to rear in lawn.

Screened by perimeter fence.

| 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>                            |                            |   |
| (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<br>2002/91/EC |  |

### IMPORTANT NOTE TO ALL PURCHASERS:

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

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