

1A Ballycraigy Road, Newtownabbey, BT36 5ZZ



- Superb Detached Bungalow
- 4 Bedrooms
- 2+ Reception Rooms
- Study/ Home Office
- Extensive Private Mature Site
- Quality Farmhouse Style Kitchen With Dining Aspect
- Modern Family Bathroom
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Highly Regarded Established Location
- Partially Floored Roof Space - Suitable For Further Accommodation - Subject To Planning

PRICE Offers Around £229,950

Positioned within a highly regarded location on an extensive private mature site. This spacious four bedroom detached bungalow enjoys a well planned living layout with two large receptions with back to back feature fireplace, private office/ study and a quality farmhouse style oak kitchen with oil fired Rayburn Range. With a high level of interest anticipated an early viewing is 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

OPEN COVERED ENTRANCE

With quarry tiled step. PVC double glazed front door with bevelled glass inset and matching side screens into:-

WELL PRESENTED SPACIOUS L SHAPED ENTRANCE HALL

With exposed hardwood flooring. Twin doors to cloak/ storage cupboard.

Access to roof space with wooden folding steps. Partially floored loft. Perfect for further accommodation. Subject to necessary approvals.

LOUNGE 16'2" x 11'2"

Feature back to back open fireplace with cast iron multi fuel stove with slate hearth. Hardwood exposed wooden flooring.

FAMILY ROOM 13'6" x 10'9"

Hardwood exposed flooring. Dual window aspect. Feature back to back fireplace.



QUALITY OAK FARMHOUSE STYLE KITCHEN/ DINING AREA 13'7" x 13'8"

At max. Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Single drainer sink unit with mixer tap. Integrated oven with four ring hob with overhead extractor fan housed in matching canopy. Integrated dishwasher. 'Rayburn Royal' oil fired range (heats water). Twin glass display cabinets. Complementary wall tiling. Polished porcelain tiled floor.



REAR HALL 8'6" x 7'0"

Laminate flooring. PVC double glazed door with double glazed side screens to garden.

BEDROOM 1 10'6" x 11'6"

Exposed wooden flooring. Fitted wall to wall mirrored sliderobes.

BEDROOM 2 10'6" x 10'9"

Exposed wooden flooring. Built in double wardrobe.



BEDROOM 3 12'8" x 9'7"

Laminate flooring.

BEDROOM 4 14'0" x 9'8"

At max. Built in wardrobe. Exposed wooden flooring.

STUDY 8'0" x 6'7"

With feature glass block wall.

UTILITY ROOM 10'10" x 9'6"

At max. Fitted with a range of high and low level maple effect shaker units. Single drainer sink unit. Plumbed for washing machine and tumble dryer. Oil fired central heating boiler. PVC double glazed door to garden.



BATHROOM

With four piece suite comprising panelled bath, pedestal wash hand basin, separate shower cubicle and low flush w.c. Tiled floor. Complementary wall tiling.

OUTSIDE

Twin gates to front with sweeping driveway to large parking forecourt. Suitable for a variety of vehicles. Extensive private garden laid in lawn to front, side and rear. Screened by wall and perimeter fencing. Fully paved to right hand gable. Suitable for dog run etc.



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		
(39-54) E	44	55
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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

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