



45 Mossley Road, Ballyrobert, Ballyclare, BT39 9RX

- Detached Bungalow
- 4 Bed; 1 Rec or 3 Bed; 2 Rec
- Bathroom With Three Piece Suite
- Generous Sized Private Driveway Area
- Gardens Front And Rear
- Adaptable Accomodation
- Kitchen With Informal Dining Area
- Oil Heating; Double Glazing
- Attached Garage
- Generous Site With Potential For Development

Offers Over £179,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Access to roof space via slingsby style ladder. Access to shelved hot press.

LOUNGE 13'5" x 11'9" (wps)

Box bay window to front elevation. Tiled fireplace with mahogany surround.

KITCHEN WITH INFORMAL DINING AREA 12'0" x 10'0"

Fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Plumbed for automatic washing machine. Fitted breakfast bar area. Splash back tiling to walls. PVC double glazed door to rear garden.



BEDROOM 1 13'3" x 11'7" (wps)

Box bay window to front elevation.

BEDROOM 2 11'11" x 11'2"

BEDROOM 3 11'11" x 11'1"

Fitted storage unit.

BEDROOM 4 14'1" x 9'8"

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Fully panelled walls.

EXTERNAL

Double gates leading to generous sized private driveway area finished in concrete.

Front garden finished in decorative stone and range of plants , trees and shrubbery.

Tiled entrance porch.

External lighting.

Large rear garden which may be suitable for development opportunity (subject to necessary planning checks and approvals).

PVC oil storage tank.

ATTACHED GARAGE 18'2" x 8'11"

Up and over door. Separate service door to rear. Power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

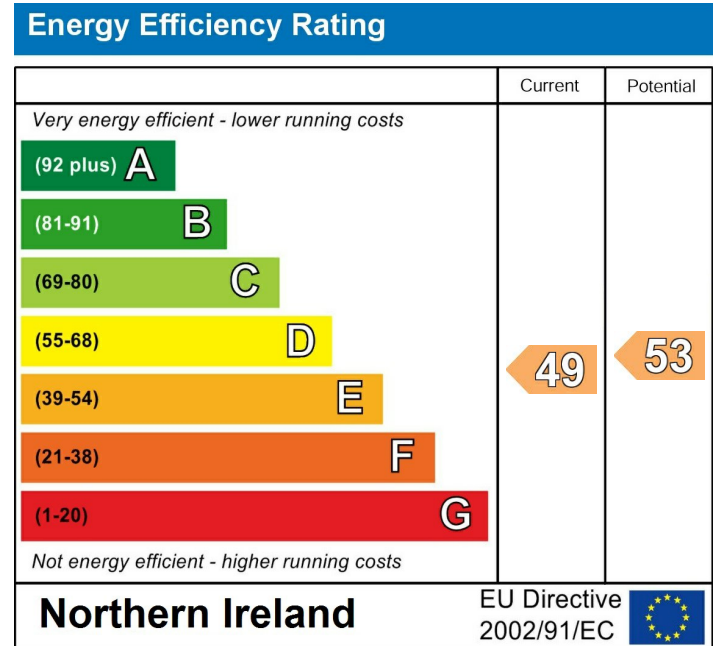


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 William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.
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Well presented detached bungalow with attached garage and generous sized rear garden (which may be suitable for development opportunity subject to necessary planning checks and approvals), located off the Mossley Road, Ballyrobert, Ballyclare. Offering adaptable accommodation, the property comprises entrance hall, lounge with box bay window and tiled fireplace, kitchen with informal dining area, four well proportioned bedrooms, and bathroom with white three piece suite. Externally the property enjoys double gates leading to generous sized private driveway area finished in concrete, attached garage, front garden finished in decorative stone and range of plants, trees and shrubbery, and large rear garden finished in lawn and range of plants, trees and shrubbery. Other attributes include oil fired central heating and double glazing. Early viewing highly recommended to avoid disappointment.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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