

## 3 Castle Green, Ballynure, Ballyclare, BT39 9GN



- Detached Chalet Style Villa
- 5 Bedrooms/ 3 Separate Reception Rooms
- Modern Fitted Kitchen And Large Utility
- Range Of Integrated And Freestanding Appliances
- Family Bathroom: En Suite; Ground Floor Cloakroom
- PVC Double Glazed Windows And Doors
- Oil Fired Central Heating: PVC Fascia Boards
- Integral Garage
- Tarmac Driveway And Parking Bay

**PRICE Offers Around £275,000**

*Spacious detached chalet style villa, extending to circa 2300 sq ft, to include integral garage occupying a mature private site within this much sought after development in Ballynure Village, close to all amenities and services.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

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**Ballyclare**  
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BT39 9AA  
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**Glengormley**  
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BT36 5EU  
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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door with double glazed inset and matching double glazed side screens. Ceramic tile flooring. Stairwell to first floor. Solid 'whitewood' 6 panel and glass panelled internal doors throughout ground floor.

#### CLOAKROOM

With two piece white suite comprising low flush w.c. and pedestal wash hand basin with mixer tap. Coloured and leaded glass window. Ceramic tile flooring.

#### LOUNGE 15'10" x 11'9"

Attractive fireplace in 'limestone' and matching hearth. Open fire with glass stove door.

#### FAMILY ROOM 12'6" x 9'10"

Solid oak flooring.

#### DINING ROOM 13'3" x 10'9"

Laminate wood flooring.



#### KITCHEN 15'5" x 10'9"

Range of modern fitted high and low level units in shaker style finish with matching quartz work surfaces. Glazed display cabinet. Corner carousel unit and pull out stainless steel condiment unit. Freestanding 'Rangemaster' cooker with 5 ring gas hob and electric underovens and grill. Matching overhead pyramid style extractor unit. 'Belfast' sink unit and swan neck mixer tap. Integrated dishwasher. Freestanding 'American style' fridge freezer. Space for informal breakfast area with sliding patio doors into rear garden. Range of recessed downlights. Wood laminate flooring.

#### UTILITY ROOM 10'0" x 8'10"

Range of fitted shaker style units including two recycle bins with matching work surfaces. Inlaid colour coded sink unit and mixer tap. Plumbed for washing machine. PVC double glazed back door. Wood laminate flooring. Service door into garage.



## FIRST FLOOR

### LANDING

With exposed wooden flooring. Matching 6 panel pine internal doors throughout first floor. Hot press. Access to roof space. Part floored.

### MASTER BEDROOM 14'2" x 13'2"

Range of quality wall to wall sliderobes with integrated shelves and hanging space. Solid wood flooring.

### FULLY TILED EN SUITE SHOWER ROOM

With large corner shower cubicle with mains pressure shower with sliding screen door, pedestal wash hand basin with single lever mixer tap, bidet and low flush w.c. Mirror cabinet and matching accessories. Range of recessed ceiling lights. Contrasting ceramic tile floor.



### BEDROOM 2 13'4" x 12'5"

Front dormer window. Wooden flooring.

### BEDROOM 3 12'7" x 11'9"

Front dormer window. Carpeted.

### BEDROOM 4 12'6" x 10'7"

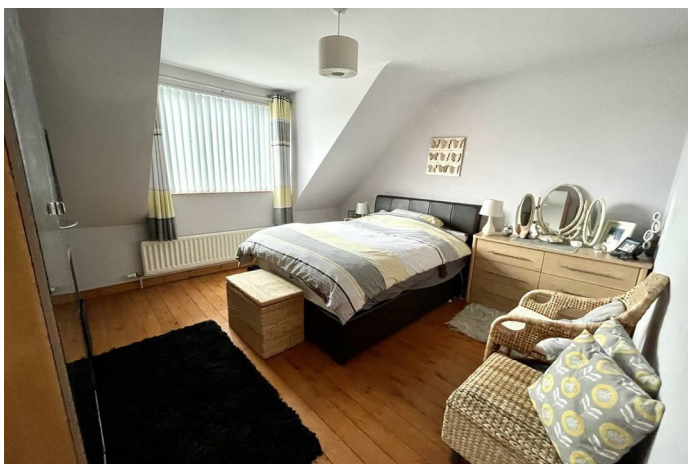
Wooden flooring. Velux double glazed roof light.

### BEDROOM 5 10'10" x 10'7"

Wooden flooring. Built in wardrobe with mirrored doors.

### FAMILY BATHROOM 10'9" x 8'9"

With four piece white suite comprising corner bath in tiled surround with mixer tap and shower fittings, low flush w.c, pedestal wash hand basin with single lever mixer tap and fully tiled corner shower cubicle with electric shower unit and sliding screen doors. Recessed ceiling lights and matching accessories. Matching wall mounted mirror cabinet.





## OUTSIDE

Kerbed and tarmac driveway with gable side parking bay.

## INTEGRAL GARAGE 16'9" x 11'0"

Roller shutter door. Service door to utility room. Electric light and power points. Gable side double glazed window.

Neat front garden in lawn with mature shrubs.

Secure enclosed rear garden, mainly laid in lawn within screening perimeter trees and shrubbery.

Paved service area along rear of the dwelling.

Secure gateway with brick wall at gable side.

Raised paved patio area.

Timber framed shed.

Childrens play area with climbing frame included.

Outside lighting. Water tap. Outside double power socket to front and rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 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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