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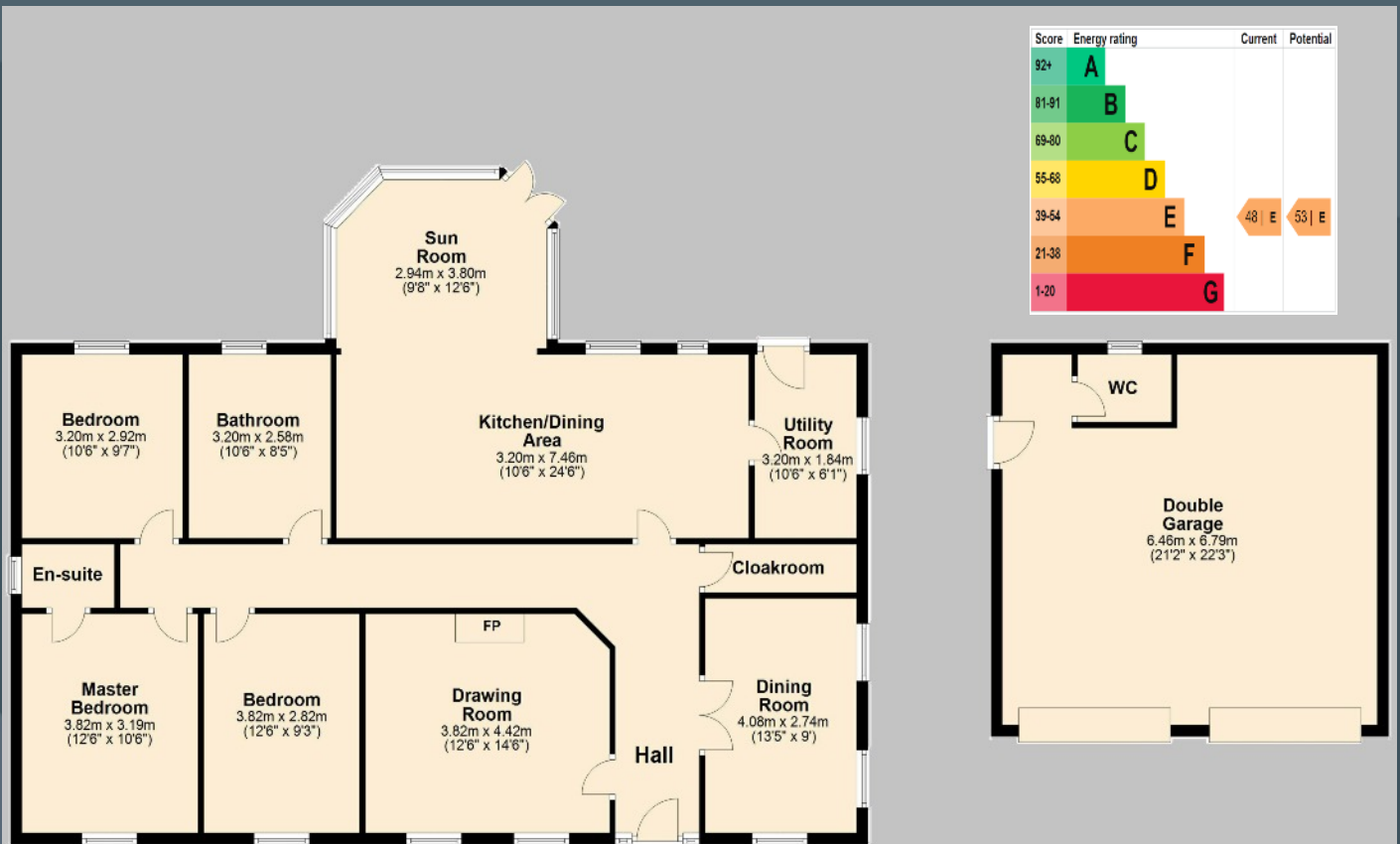


Riverbank Cottage **12b OGALES ROAD**  
Ballinderry Upper BT28 2LL

Offers around  
**£320,000**







Please Note: Floorplans are for identification purposes only. Measurements are approximate and are taken using a laser measuring device.

## Description

A truly elegant and delightful detached bungalow with a thoughtfully designed interior layout that has potential for a roof space conversion subject to building control and all necessary consents. The property has a wonderful open plan live-in style kitchen with sun room to the rear, with the benefits of contemporary style kitchen units and a matching fitted utility room. The overall presentation has an inviting and welcoming ambiance for modern living including luxury drawing room with antique style fireplace. A detached double garage and a private mature and rural setting will appeal to those seeking an out of town location but requiring a good road network for commuting to other provincial towns and cities. Viewing a must!

- Exclusive detached bungalow on a mature and private rural setting
- Three spacious bedrooms, master bedroom with ensuite shower room
- An attractive hallway with feature front door, spacious cloak room and feature glass brick window to the kitchen
- Drawing with an antique style cast iron fireplace with open fire and back boiler dual linked to the oil fired central heating
- Contemporary style bathroom with walk in shower area, free standing bath, WC and floating wash hand basin. Fully tiled walls with modern style tiles
- Open plan kitchen with living area and open plan to sun room
- Contemporary style fitted storage cabinets with space for a free standing cooker, space for a dish washer and an integrated fridge/freezer
- Separate utility room with fitted high and low level units
- Dining room with double doors from the hallway
- PVC double glazed windows
- Oil fired dual heating system
- Impressive entrance with tarmac driveway leading to the front and rear of the property for ample parking
- Exclusive and bespoke electric powder coated double gates to each side of the bungalow
- Gardens laid out extensively in lawns with mature trees and shrubs
- Gravel patio area to the rear
- Detached double garage with twin electric garage doors and separate WC



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