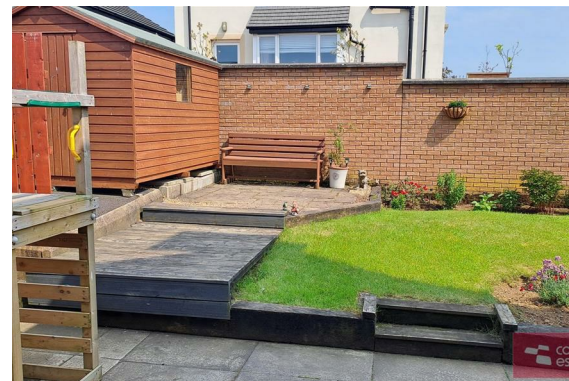


# 50 Castlebrook Avenue, Ballyclare, BT39 9GX



- Modern Detached Family Home
- 4 Bedrooms
- 2+ Receptions
- Highly Regarded Development On The Edge Of Ballynure Village
- Luxury Contemporary Fitted Kitchen & Matching Utility Room
- Family Bathroom With 4 Piece Suite / Deluxe Ensuite
- Furnished Cloakroom / Oil Fired Heating / PVC Double Glazing
- Beautifully Presented Throughout
- Prime Corner Site / Private Enclosed Rear Garden
- Superb Family Home

**PRICE Offers Over £239,950**

*Positioned on a prime corner private site within a private courtyard in the highly regarded Castlebrook Development in Ballynure. This Impressive 4 bedroom modern detached family home enjoys a well planned living layout and has been built close to the surrounding unspoilt countryside. The property has been meticulously maintained by the current owners who have recently installed a Luxury modern fitted kitchen & utility room plus a deluxe modern ensuite bathroom. With demand expected to be high an early viewing is highly recommended.*

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

**Antrim**  
12 Church Street  
Antrim  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
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Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

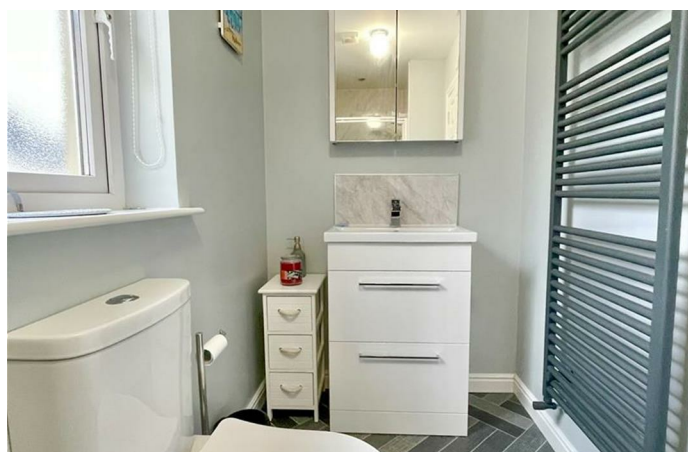
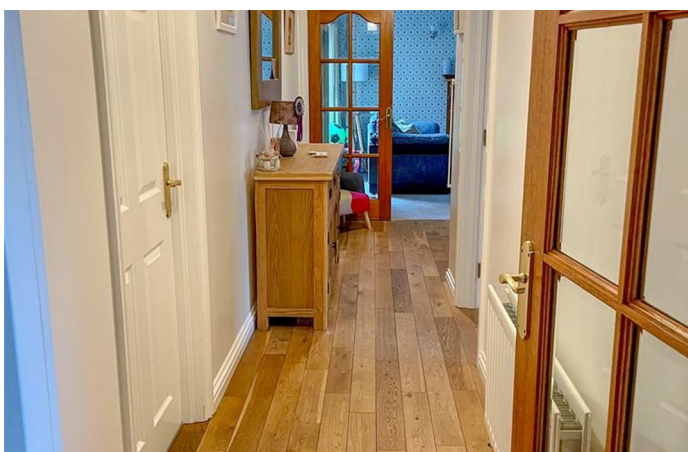
Hardwood cottage style front door with double glazed unit. Ceramic tile floor. Gable side window. Glass panelled door with glazed side screen into:-

#### ENTRANCE HALL

Solid oak flooring. Twin glass panelled doors into lounge. Return stairwell to first floor with window at half landing.

#### FURNISHED CLOAKROOM

With 2 piece white suite comprising pedestal wash hand basin with tiled splashback and low flush w.c. Solid oak flooring.



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

Attractive horseshoe cast iron fireplace with solid pine surround and slate hearth. Twin wall mounted lights. Sliding patio doors accessing rear patio.

#### FAMILY ROOM 11'9" x 11'10"

Solid oak flooring. Dual aspect windows.



#### LUXURY KITCHEN / DINING AREA 14'8" x 9'11"

Recently installed Luxury kitchen equipped with a comprehensive range of high and low level fitted units in matt dove grey finish with contrasting work surfaces and upstands. Colour coded inlaid sink unit with swan neck mixer tap. A host of integrated appliances including- eye level oven, microwave, 4 ring induction hob with splashback and extractor fan housed in stainless steel chimney and glass hood, dish washer & fridge freezer. Space for informal dining.

#### UTILITY ROOM 10'4" x 5'6"

Fitted with a range of matching modern units with contrasting worksurfaces. Colour coded sink unit with swan neck tap. Plumbed for automatic washing machine. Space for dryer. Cottage style back door with double glazed inset.



## FIRST FLOOR

### GALLERY LANDING

Shelved hot press. Access to roof space with electric light.

### MASTER BEDROOM 11'9" x 11'4"

### EN SUITE SHOWER ROOM

Recently installed modern deluxe ensuite comprising 3 piece suite - Modern vanity unit in gloss white finish, low flush w.c. and large shower enclosure with electric shower unit and screen door.



### BEDROOM 2 9'6" x 12'0"

### BEDROOM 3 10'10" x 9'10"

Presently used as home office. Fitted modern 3 bay sliderobe.

### BEDROOM 4 12'10" x 10'3"



## FAMILY BATHROOM

With 4 piece white suite comprising panelled bath in tiled surround, low flush w.c. and pedestal wash hand basin with tiled splashback. Fully tiled quadrant shower cubicle with electric shower unit. Sliding screen doors. Range of recessed ceiling lights.

## OUTSIDE

Occupying a mature private site on the periphery of the Castlebrook development, off Castle Road, on the outskirts of Ballynure Village, close to all village amenities.

Private driveway to side.

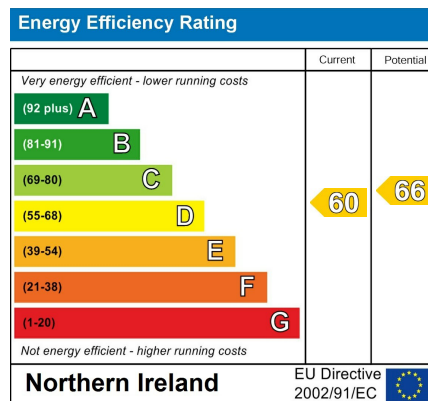
Ornamental metal railings at front elevation.

Private secure enclosed rear garden within a brick faced perimeter wall.

Garden laid in lawn within screening shrub beds. Ornamental paved patio area and decked area.

Attached brick built boiler house.

Outside light. Water tap. PVC oil storage tank.



**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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