

25 Ballywee Road, Parkgate, BT39 0DW



PRICE Offers Over £359,950

Positioned on a private mature landscaped site of circa 0.5 acre enjoying far reaching views over the surrounding countryside. This extended detached bungalow is perfectly situated close to Parkgate Village and benefits from a spacious flexible living layout extending to 1965 sq ft incorporating 4 bedrooms, 3 spacious receptions, quality oak shaker kitchen, four piece family bathroom and a master suite incorporating walk in wardrobe and a recently installed contemporary en suite bathroom. Externally there are delightful gardens set in lawn and a detached two storey cavity wall built garage / workshop suitable for a variety of uses such as studio apartment etc subject to appropriate approvals. An early viewing is recommended.

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

- **Impressive Detached Extended Bungalow**
 - **3/ 4 Bedrooms**
 - **3 Receptions**
 - **Highly Regarded Rural Location**
- **Far Reaching Views Over Surrounding Countryside**
 - **Double Glazed Windows/ LPG Gas Heating**
 - **Detached Double Two Storey Garage / Workshop**
- **Master Suite With Walk In Wardrobe And Deluxe En Suite**
 - **Modern Four Piece Family Bathroom**
- **Quality Oak Fitted Kitchen With Integrated Appliances**



ACCOMMODATION

Composite front door with double glazed side screens into:-

SPACIOUS WELL PRESENTED ENTRANCE HALL

Porcelain tiled floor. Walk in cloakroom/ storage cupboard.



LOUNGE 19'7" x 13'9"

Attractive sandstone fireplace with polished granite inset and hearth. Quality exposed oak flooring. Dual window aspect with feature corner window enjoying views over gardens and surrounding countryside.



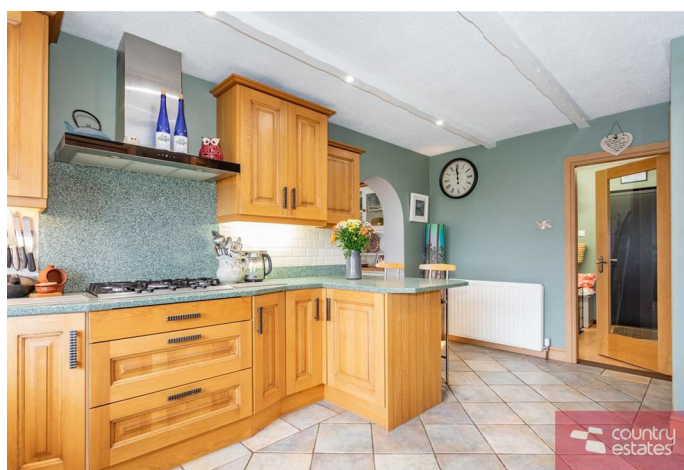
DINING ROOM 13'9" x 11'10"

Quality oak flooring. Picture style window with views over gardens and countryside (suitable for additional bedroom if required).



LUXURY FITTED KITCHEN 17'8" x 11'9"

Equipped with a comprehensive range of high and low level oak fitted units with contrasting corian work surfaces and upstands. Inlaid stainless steel sink unit with swan neck tap. Range of integrated appliances including twin eye level AEG ovens, 5 ring gas hob with overhead extractor fan housed in stainless steel canopy and dishwasher. Space for freestanding American style fridge / freezer. Breakfast bar style return with integrated wine rack and book shelves. Tiled floor. Archway into:-



LIVING ROOM 17'6" x 11'9"

Attractive Brick open fireplace with quarry tiled hearth. Twin PVC double glazed french doors to patio / terrace leading to gardens.



UTILITY ROOM 16'3" x 7'6"

Fitted with a range of high and low level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Vented for tumble dryer. Tiled floor. Walk in larder cupboard. Separate low flush w.c.

BEDROOM 4 9'9" x 8'10"

Laminate flooring.

BEDROOM 3 11'7" x 9'10"

Laminate flooring.

MODERN FOUR PIECE FAMILY BATHROOM

Comprising panelled bath with telephone shower attachment and tiled splashback, button flush w.c, fixed vanity unit with oak effect doors and tiled accent panel. Fully tiled shower enclosure. Tiled floor. Pine panelled ceiling.



BEDROOM 2 13'1" x 9'10"

Laminate flooring.

Access to adjoining suite.



BEDROOM 1 19'3" x 11'7"

Presently used as dressing room.

WALK IN WARDROBE 6'7" x 4'6"

Laminate flooring.

LUXURY EN SUITE

Comprising semi pedestal wash hand basin, button flush w.c and large open shower enclosure with full height glass screen and thermostatically controlled shower. Porcelain part tiled walls and matching floor.



OUTSIDE

Private driveway to side leading to parking forecourt. Suitable for a number of vehicles.

Extensive private mature gardens extending to approximately circa 0.5 acre laid mainly in lawn and stocked with a variety of mature trees and shrubs screened by ranch style fence.

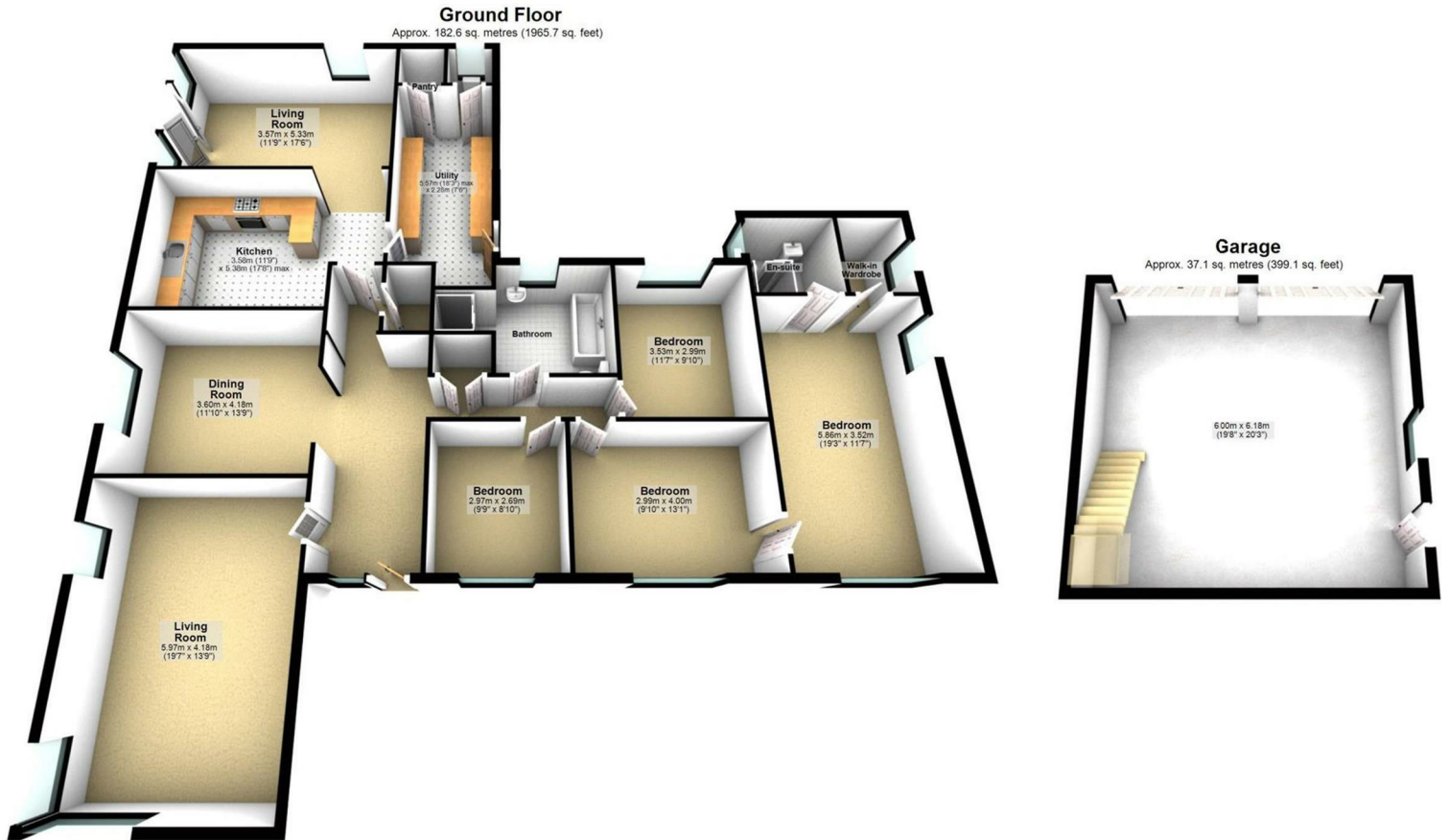
Upper driveway to:-

DETACHED DOUBLE GARAGE/ WORKSHOP 20'3" x 19'8"

With twin up and over doors with private parking bays to front. Power and light. Stairs to fully floored loft area. Built in cavity block suitable for a variety of uses eg granny flat, games room, home office subject to appropriate approvals.

Twin paved patio/ terrace areas perfect for family barbeques or evening entertaining.





Total area: approx. 219.7 sq. metres (2364.8 sq. feet)

Photography and Floor Plans by housefynti.co.uk
Plan produced using PlanUp.

25 Ballywee Road, Parkgate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		50	57
(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.

The Mortgage Shop
You Talk. We Listen.
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