

39-41 Castle Road, Ballynure, BT39 9QF



- Detached Farmhouse
- 3 Bedrooms
- 1+ Reception
- PVC double Glazed Conservatory
- Extensive Private Site
- PVC Double Glazed Windows
- Popular Rural Location
- Convenient To Ballynure Village
- Priced To Allow For Modernisation

PRICE Offers Around £199,950

Situated within a popular rural location convenient to Ballynure Village. This double fronted detached farmhouse is an ideal opportunity for a purchaser searching for a property/ project that has been priced to allow for modernisation and has the potential for further development subject to the appropriate approvals. Positioned on an extensive site bordered by open countryside an early viewing is recommended.

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

ACCOMMODATION

GROUND FLOOR

Mahogany effect PVC double glazed front door into:-

ENTRANCE HALL

Understairs storage cupboard.

LOUNGE 17'3" x 10'4"

Attractive period style fireplace with ornate tiled inset and mahogany surround. Tiled hearth. Dual window aspect. Twin French doors into:-

PVC DOUBLE GLAZED CONSERVATORY 19'8" x 13'4"

Tiled floor. Twin PVC double glazed doors to courtyard and steps to front garden.



FARMHOUSE STYLE KITCHEN 15'3" x 13'0"

Fitted with a range of high and low level units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Integrated eye level oven. Space for range style cooker. Tiled floor. Fixed centre island with breakfast bar style return for casual dining.



FIRST FLOOR

BEDROOM 1 12'4" x 10'6"

Dual window aspect. Views over gardens and surrounding fields.

BEDROOM 2 13'3" x 8'4"

BEDROOM 3 13'2" x 8'4"



WHITE BATHROOM SUITE

Comprising bidet, pedestal wash hand basin with tiled splashback, low flush w.c. and panelled bath with shower over. Part tiled walls.



OUTSIDE

Neat well maintained garden to front in lawn stocked with a variety of shrubs and trees. Paved patio area. Views over gardens and surrounding countryside. Steps leading to conservatory. Twin gates to rear. Extensive site area. (Part built extension to rear of property not completed). Site area screened by perimeter stone wall.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	58
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



You Talk. We Listen.

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Fiona.hannah@themortgageshop.net

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