

# 119 Ballymena Road, Ballyclare, BT39 0RG



- Extended Detached Bungalow
- 3/4 Bedrooms
- 3/2 Receptions
- Prime Mature Site On 0.4 Acre Approximately
- Far Reaching Views Over Surrounding Countryside
- Kitchen With Separate Utility Room
- Hardwood Double Glazed Windows/ Oil Fired Central Heating/ PVC Fascias
- Integral Garage with Parking Forecourt
- Popular Convenient Rural Location
- Family Bathroom Plus Furnished Cloakroom

**PRICE Offers Over £268,500**

*Positioned within a popular rural location on a prime well tended site of approximately 0.4 acre. This extended detached bungalow enjoys a well planned flexible layout incorporating 3 or 4 bedrooms, 3 or 2 receptions, kitchen with separate utility room plus furnished cloakroom. Externally there is an extensive parking forecourt with private parking bay and large integral garage. Priced to allow for some updating. An early viewing is advised.*

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

**Antrim**  
12 Church Street  
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Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

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

## ACCOMMODATION

Open covered porch, quarry tiled entrance.

Hardwood front door with double glazed panels and matching side screens into:-

### ENTRANCE PORCH

Tiled floor. Glazed entrance door with matching side screens into:-

### RECEPTION STYLE HALLWAY 12'6 x 9'7

Coved ceiling.

### LOUNGE 18'6 x 14'6

Tiled fireplace with matching hearth. Dual window aspect into bay with views over gardens and beyond. Twin feature leaded coloured windows. Cornice ceiling.



### DINING ROOM 11'3 x 10'8

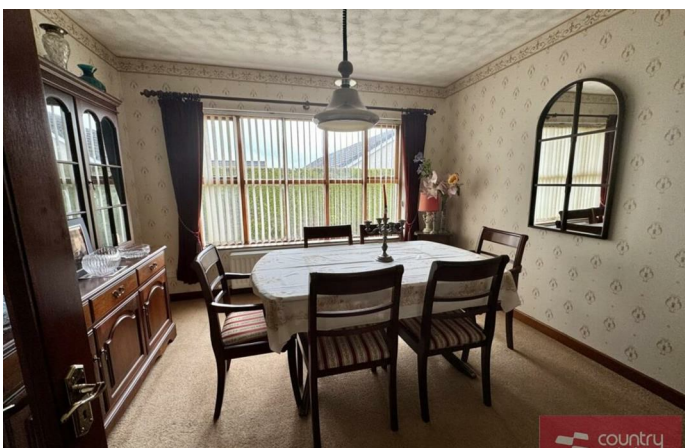
With glazed door and matching full height glazed side screens.

### FURNISHED CLOAKROOM

Comprising wash hand basin with vanity unit and low flush w.c. Part tiled walls.

### FAMILY ROOM/ BEDROOM 4 12'8 x 10'8

Bow window. Cornice ceiling.



### COLOURED BATHROOM SUITE

Comprising low flush w.c, thermostatically controlled shower over panelled bath and vanity unit with wash hand basin. Fully tiled walls. Large shelved hot press.

### KITCHEN 14'6 x 13'4

Equipped with a comprehensive range of high and low level fitted units. Single drainer Franke stainless steel sink unit with mixer tap. Twin leaded glass display cabinets. Integrated eye level oven with separate 4 ring hob with concealed overhead extractor. Open corner display shelves. Part tiled walls. Tiled floor.

## UTILITY ROOM 14'6 x 8'7

Fitted with a range of high and low level units. Tiled floor. Complimentary wall tiling. Single drainer stainless steel sink unit. Plumbed for washing machine. Dual window aspect. Door to rear garden and patio.



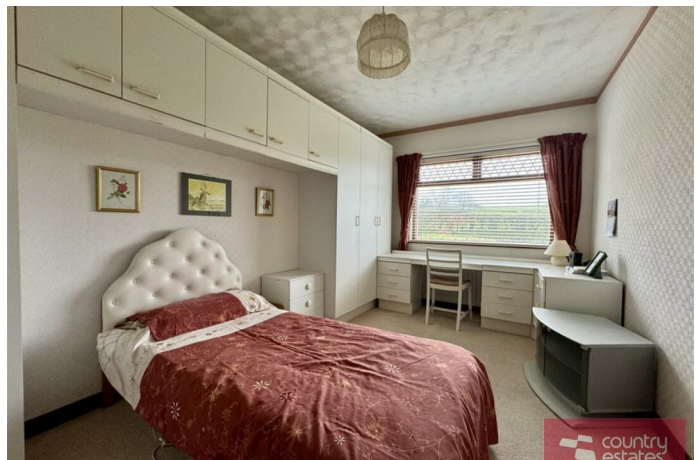
## BEDROOM 1 14'8 x 8'8

A range of fitted wardrobes with matching overhead storage and fixed dresser. Views over rear garden and surrounding fields.

## BEDROOM 2 14'8 x 8'8

Views over rear garden and surrounding fields.

## BEDROOM 3 11'9 x 10'8



Door into:-

## GARAGE 27'4 x 16'3

Up and over door. Power and light. Door to patio and gardens.

## OUTSIDE

Twin pillars at entrance.

Brick paved driveway leading to parking forecourt and separate parking bay to side.

Extensive gardens to front, side and rear laid in neat well tended lawn stocked with a variety of shrubs and plants. Screened by perimeter fence and mature hedgerow.

Screened by conifers and ranch style fence. Site to rear screened by open countryside.



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