

5 Toberdowney Manor, Ballynure, BT39 9YX



PRICE Offers Over £259,950

Positioned within a highly regarded and sought after select development of 7 detached family homes. This superb 4 bedroom detached property has been extensively modernised by the present vendors with a high internal specification and quality finishes throughout. Boasting a recently installed luxury shaker kitchen in contrasting colours with integrated appliances, quooker boiler tap plus a matching quality fitted utility room with bespoke fitted larder cupboard, oak internal doors, deluxe four piece family bathroom and a contemporary modern ensuite. Externally there is a large private landscaped garden to the rear stocked with a variety of trees and shrubs with summer house perfect for those long summer evenings. An early viewing is recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

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

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

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

- **Superb Detached Family Home**
 - **4 Bedrooms/ 2 Receptions**
- **Highly Sought After Select Development**
 - **Extensive Private Garden To Rear**
- **Luxury Recently Installed Shaker Kitchen**
 - **Deluxe Four Piece Family Bathroom**
 - **Luxury En Suite Shower Room**
 - **Integral Garage/ Modern Utility Room**
- **PVC Double Glazed Windows/ PVC Fascia And Guttering/
Oil Fired Central Heating**
- **High Internal Specification Throughout**



ACCOMMODATION

GROUND FLOOR

PVC double glazed front door into:-

WELL PRESENTED ENTRANCE HALL

With Amtico herringbone floor extending through to kitchen. Oak doors throughout.

FURNISHED CLOAKROOM

Comprising matching vanity unit with monobloc tap and low flush w.c.



LOUNGE 16'6" x 12'7"

Attractive Stone fireplace with carved ornate detailing, granite inset and matching hearth. Dual window aspect. Quality hardwood maple flooring extending through into:-



DINING ROOM 13'9" x 10'3"

Twin PVC double glazed French doors to gardens and patio area.



LUXURY SHAKER KITCHEN 9'6" x 9'3"

Approx. Equipped with a comprehensive range of high and low level shaker style fitted units in contrasting navy and dove grey doors with contrasting 'Michelangelo' quartz work surfaces and splashbacks. Inlaid one and half bowl stainless steel sink unit with swan neck quooker boiler tap. A host of integrated appliances including 4 ring Neff induction hob, Bosch slimline dishwasher, Samsung eye level oven & fridge/ freezer. Integrated extractor fan. Breakfast bar style return for casual dining. Twin glass display cabinet. Open plan through to:-



UTILITY ROOM 10'1" x 5'9"

Fitted with a range of matching shaker style units in navy finish with contrasting work surfaces. Single drainer stainless steel sink unit with swan neck tap. Bespoke fitted larder cupboard. Door into garage.



FIRST FLOOR

LANDING

Access to roof space via foldaway ladder. Partially floored. Power and light. TV aerial.

BEDROOM 1 13'0" x 12'7"

Dual window aspect.

LUXURY EN SUITE

Comprising modern floating vanity unit in gloss finish with monobloc tap, button flush w.c and fully tiled shower enclosure with electric shower unit (Replaced in Jan 2024). Porcelain floor tiling.



BEDROOM 2 12'8" x 12'8"

Approx. Built in wall to wall twin wardrobes with mirrored centre and open Alcove book shelving.

BEDROOM 3 11'7" x 10'4"

Velux window. Feature beamed ceiling.

BEDROOM 4 8'4" x 7'7"



DELUXE 4 PIECE FAMILY BATHROOM

Comprising quarter rounded shower enclosure with Drench style power shower, pedestal wash hand basin, low flush w.c. and panelled bath with tiled splashback.



OUTSIDE

Extensive brick paved parking forecourt suitable for a variety of vehicles.

INTEGRAL GARAGE 16'6" x 9'6"


With electric roller shutter door. Power and light. Oil fired boiler.

Garden to front stocked with shrubs and mature trees.

Extensive private mature landscaped garden to rear stocked with a variety of mature trees with paved walkways and patio area.

Fixed summer house with views over rear garden.



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	60	63
(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

Relying on a mortgage to finance your new home?

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