



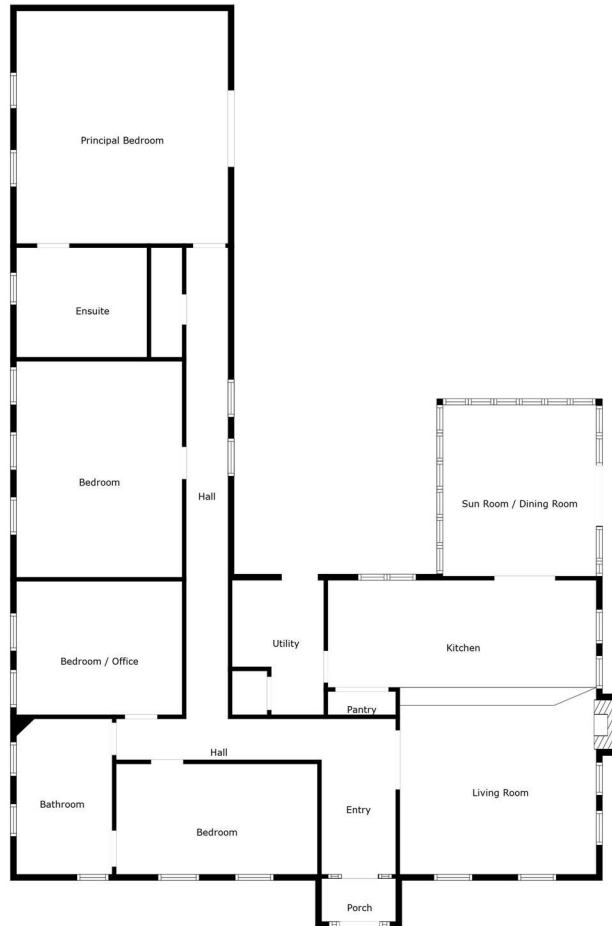
19 Ballysculty Road, Muckamore, BT41 4QU

- Well Presented, Family Detached
- Kitchen With Informal Dining Area
- Conservatory With Cosy Style Roof
- Oil Heating; Underfloor Heating
- Driveway; Matching Detached Garage
- Four Bedroom/Two+ Reception
- Utility Room
- Bathroom; En Suite Shower Room
- PVC Double Glazing
- Mature, Private Site

Offers Over £295,000

EPC Rating E





Approximate. Actual May Vary.

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door with matching twin side screens. Tiled floor. PVC double glazed door with matching side screens, leading to:

ENTRANCE HALL

Timber floor. Open arch leading to:

LOUNGE 16'0" x 14'7"

Tiled fireplace with focal point electric stove. Vaulted ceiling with exposed beams. Dual aspect windows. Timber flooring. Open through to:

KITCHEN THROUGH DINING ROOM 22'2" x 9'4"

Country style fitted kitchen with range of high and low level storage units with contrasting, wood block work surface. Ceramic sink unit with draining bay. Integrated gas hob with stainless steel splashback and extractor hood over. Integrated double oven. Space for wine fridge. Twin glass fronted display cabinets. Tiled floor. PVC double glazed doors leading to:



CONSERVATORY WITH COSY STYLE ROOF 14'2" x 14'1"

Wood laminate floor covering. PVC double glazed French doors leading to rear garden.

UTILITY ROOM 11'1" x 7'3" (wps)

Range of fitted, high and low level storage units, with contrasting granite effect melamine work surface. Plumbed and space for washing machine and dishwasher. Built in wine rack. Splashback tiling to walls. Tiled floor. Access to hot press. Access to roof space. PVC double glazed door to rear garden.

REAR HALL

Timber flooring. Access to store.

PRINCIPAL BEDROOM 19'7" x 17'7"

Wood laminate floor covering. PVC double glazed French doors to rear garden.

FULLY TILED EN SUITE SHOWER ROOM

White, four piece suite comprising panelled bath, separate shower enclosure, pedestal wash hand basin and WC. Power shower unit.

BEDROOM 2 18'0" x 13'10"

Wood laminate floor covering.

BEDROOM 3 16'8" x 9'1"

Wood laminate floor covering. Jack and Jill style access to main bathroom.

BEDROOM 4 14'0" x 11'1"

Exposed tongue and groove timber flooring.

FAMILY BATHROOM

Four piece suite comprising tile encased bath, separate shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to walls. Tiled floor.

EXTERNAL

Double gates leading to generous sized, private driveway, finished in stone.

Gardens front, side and rear, finished in lawn, paved patio area and wide array of mature plants, trees and shrubbery.

External lighting.

PVC soffits, fascia and rainwater goods.

Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

LARGE MATCHING DETACHED GARAGE 22'4" x 13'8"

Power operated, roller shutter door. Separate PVC double glazed service door. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Well presented, spacious, four bedroom/two+ reception, detached bungalow with large, matching detached garage, occupying a mature, private site off Ballysculty Road, Seven Mile Straight, Muckamore. The property comprises entrance porch, entrance hall, lounge with focal point fireplace and vaulted ceiling, kitchen through dining room, conservatory with cosy style roof, utility room, four well-proportioned bedrooms, to include principal en suite, and family bathroom with four piece suite. Externally, the property enjoys generous sized private driveway finished in stone, large, matching detached garage, and mature gardens front, side and rear. Other attributes include oil fired central heating, underfloor heating, and PVC double glazing. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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