



41 Belfast Road, Ballynure, Ballyclare, BT39 9TZ

- Period Farmhouse Style Property (c.2,500 Sq Ft)
- Lounge; Separate Family Room
- Bathroom With Four Piece Suite
- Utility Store; Furnished Cloakroom
- Attached Garage; Games Room To Rear
- Three Bedrooms; Principal En Suite
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Gardens Front, Side and Rear; Rural Views

Offers Over £350,000

EPC Rating E





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Hardwood front door with double glazed side screens. Tiled floor.

#### FAMILY ROOM 16'4" x 16'1"

Gas fire in marble fireplace with matching hearth and timber surround. Exposed timber beams to ceiling. Wood laminate floor covering. Stairwell to first floor. Dual aspect windows.

#### LOUNGE 16'5" x 16'2"

Gas fire in stone clad fireplace with granite hearth. Dual aspect windows.



## **KITCHEN THROUGH DINING ROOM 25'4" x 16'0" (wps)**

Fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Matching breakfast bar unit. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen induction hob, oven and microwave oven. Plumbed and space for dishwasher. Dual aspect windows. Composite, double glazed, stable style split door to driveway.

## **UTILITY STORE**

Range of fitted storage units.

## **FURNISHED CLOAKROOM**

White two piece suite comprising vanity unit and WC.

## **FIRST FLOOR**

### **LANDING**

Access to roof space via slingsby style ladder. Access to shelved hot press. Rural views towards Ballyboley.

### **PRINCIPAL BEDROOM 18'2" x 14'2" (wps)**

Range of fitted wardrobes and storage. Dual aspect windows enjoying rural views. Solid timber flooring. Built in wardrobe/store.

### **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white four piece suite comprising oversized shower enclosure, floating vanity unit, WC and bidet. Electric shower.

### **BEDROOM 2 18'2" x 17'6"**

Dual aspect windows enjoying rural views.

### **BEDROOM 3 13'5" x 10'2"**

Built in wardrobes and fitted desk unit.

### **BATHROOM**

White four piece suite comprising panelled bath, pedestal wash hand basin, WC and bidet. Electric shower over bath. Part tiling to walls. Access to shelved store.

### **EXTERNAL**

Timber gate leading to generous sized private driveway finished in asphalt.  
 Front garden finished in lawn, paved patio area and range of plants, trees and shrubbery.  
 Fruit and vegetable garden.  
 Side garden finished in artificial grass and paved patio area.  
 Fully enclosed rear garden finished in decorative stone and paved patio area.  
 External lighting.  
 Outside tap.

### **ATTACHED GARAGE 18'6" x 17'3"**

Power operated up and over door. Power and light. Access to:







## GAMES ROOM 22'4" x 18'5"

Power, light and twin radiators.

## 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.

*Immaculately presented, three bedroom / two+ reception, period farmhouse style home, extending to c.2,500 sq ft, plus attached garage with games room to rear, occupying a generous sized site, conveniently located on the Belfast Road, Ballynure. The property comprises entrance porch, family room with gas fire, lounge with gas fire, kitchen through dining room, utility store, furnished cloakroom, three well proportioned first floor bedrooms, to include master with deluxe en suite shower room, and bathroom with four piece suite. Externally the property enjoys generous sized private driveway finished in asphalt, attached garage with games room to rear, and front, side and rear gardens finished in lawn, paved patio areas, decorative stone, artificial grass, fruit/vegetable garden, and range of plants, trees and shrubbery. Other attributes include oil heating and PVC double glazing. Early viewing highly recommended.*



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>	<b>39</b>	<b>41</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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 are 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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