

155 Ballynure Road, Ballyclare, BT39 9AJ



- Cottage Style Semi Detached Villa
- 3/4 Bedrooms
- 2/3 Receptions
- Shaker Fitted Kitchen With Granite Work Surfaces
- Four Piece Family Bathroom
- Detached Garage To Rear
- Hardwood Double Glazing
- Oil Fired Central Heating
- Excellent First Time Buy
- Single Storey Extension To Rear

PRICE Offers Over £127,500

Positioned close to Ballyclare town centre this extended semi detached cottage style villa will ideally interest first time buyers searching for a home with low outgoings and a spacious flexible living layout. Priced to allow for some modernisation 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

ACCOMMODATION

GROUND FLOOR

Mahogany effect PVC front door into:-

ENTRANCE HALL

Bleached wood effect tiled floor extending into:-

LOUNGE 14'7" x 9'7"

Attractive original fireplace with tiled inset and hearth. Open plan into:-

DINING ROOM 11'6" x 9'4"

Twin French doors into:-



SHAKER KITCHEN 13'6" x 8'8"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting granite work surfaces. Integrated oven. 5 ring gas hob and overhead extractor fan housed in stainless steel canopy with glass hood. Inlaid stainless steel sink unit with mixer tap. Chinese slate tiled floor.

UTILITY ROOM 7'6" x 6'1"

Tiled floor. Plumbed for washing machine. PVC double glazed door.



INNER HALLWAY

Chinese slate tiled floor. Understairs storage cupboard.

MODERN FOUR PIECE FAMILY BATHROOM

Comprising panelled bath, low flush w.c, quarter rounded shower cubicle and pedestal wash hand basin. Tiled floor. Fully tiled walls. PVC panelled ceiling.

LIVING ROOM 17'0" x 9'6"

Presently used as a bedroom. Attractive sandstone fireplace with matching hearth.



FIRST FLOOR

BEDROOM 1 9'3" x 20'7"

Undereaves storage cupboard. Velux window.

BEDROOM 2 9'6" x 8'4"

Oak effect laminate flooring. Built in shelved wardrobe.

BEDROOM 3 11'6" x 9'8"

At max. Oak effect laminate flooring. Velux window.



OUTSIDE

Neat twin gardens to front in pink stones for easy maintenance and stocked with a variety of shrubs.

Private fully paved enclosed courtyard garden to rear screened by perimeter fence. Fully paved.

DETACHED GARAGE





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		64
(39-54) E	49	
(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.

T: 028 9318 0002
Fiona.hannah@themortgageshop.net

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