



50 Castlebrook Avenue, Ballynure, BT39 9GX

- Well Presented Family Detached
- Kitchen With Informal Dining Area
- Family Bathroom; En Suite Shower Room
- Private Driveway
- Village Setting
- Four Bedroom / Two+ Reception
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Convenient Location

Offers Over £229,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood, double glazed front door. Tiled floor. Glass panelled door with matching side screen leading to:

ENTRANCE HALL

Timber flooring. Glass panelled French doors leading to lounge. Stairwell to first floor.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Timber flooring.

LOUNGE 15'10" x 11'8"

Open fire in cast iron fireplace with slate hearth and timber surround. Picture window to front elevation. Aluminium framed, double glazed, sliding patio door to rear garden.

FAMILY ROOM 11'10" x 11'7"

Dual aspect windows. Timber flooring.



KITCHEN WITH INFORMAL DINING AREA 14'7" x 9'10"

Modern fitted kitchen with range of high and low level storage units with contrasting, stone effect, melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob with glass splashback and extractor hood over. Integrated oven, microwave oven, fridge freezer and dishwasher. Upstands to walls to match work surface. LVP flooring. Glass panelled door leading to:

UTILITY ROOM 9'10" x 5'6"

Range of fitted storage units and work surface to match kitchen. Colour coded sink unit with draining bay. Space and plumbed for washing machine. Space for tumble dryer. Upstand to wall to match work surface. LVP flooring. Hardwood, double glazed door to driveway.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

PRINCIPAL BEDROOM 12'6" x 11'8" (wps)

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower enclosure, vanity unit and WC. Electric shower. Splashback panelling above sink. Towel radiator.

BEDROOM 2 12'0" x 9'5"

BEDROOM 3 12'10" x 9'6" (wps)

BEDROOM 4 12'10" x 10'11" (wps)

Fitted wardrobes in glass and mirror panelled sliding doors.

FAMILY BATHROOM

White, four piece suite comprising panelled bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Splashback tiling to walls. Tiled floor.

EXTERNAL

Paved entrance porch.

Tiled entrance canopy.

External lighting.

Private driveway finished in tarmac.

Fully enclosed, landscaped, rear garden finished in lawn, paved patio areas, timber decking and range of plants, trees and shrubbery.

Boiler house with oil fired central heating boiler.

PVC oil storage tank.

Outside tap.

Tarmac serviced area.

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, four bedroom / two+ reception, detached home, located within the popular Castlebrook development, Castle Road, Ballynure. The property comprises entrance hall, furnished cloakroom, lounge with open fire, separate family room, kitchen with informal dining area, utility room, four well-proportioned bedrooms, to include principal en suite, and separate family bathroom, with white four piece suite. Externally, the property enjoys private driveway finished in tarmac and fully enclosed, landscaped rear garden. Other attributes include oil heating, PVC double glazing, village setting and convenient location. 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 | 60 | 66 |
| (39-54) E | | |
| (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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