

## 4 Toberdowney Gardens, Ballynure, BT39 9TW



- Spacious Detached Bungalow
- 3 Bedrooms
- Lounge with Dining Aspect
- Highly Popular Village Location
- Quality Oak Shaker Kitchen
- Modern Family Bathroom
- Private Mature Gardens
- Integral Garage with Private Driveway
- Cul de sac Position
- Oil Fired Heating / PVC Double Glazed Windows

**PRICE Offers Over £219,950**

*Occupying a private site within a quiet cul de sac site situated within a highly regarded Village location. This spacious well presented detached bungalow enjoys a well planned living layout incorporating 3 bedrooms, 1+ reception, modern family bathroom and an integral garage. Externally the property benefits from well tended gardens laid mostly in lawn stocked with a variety of plants and shrubs. The property further benefits from oil fired central heating & PVC double glazing. Perfectly positioned within walking distance to Ballynure village and convenient to A8 & A57 carriageway Belfast and Larne are within a comfortable commute. With a high level of interest expected an early viewing is highly recommended.*

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## ACCOMMODATION

Steps up to PVC front door with double glazed panels and matching side screens into:-

### SPACIOUS ENTRANCE HALL

Access to twin storage cupboards.

### LOUNGE / DINING AREA 22'1 x 12'6

Attractive Marble open fireplace with polished granite inset and hearth. Feature Bow window with open aspect over front garden. Dual window aspect. Cornice ceiling.

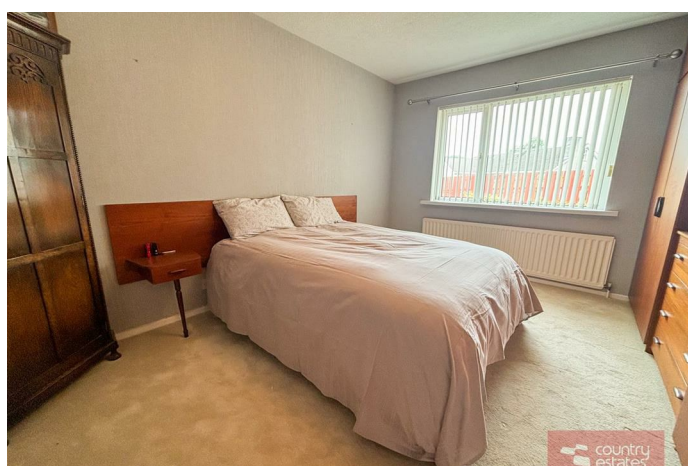


### SHAKER KITCHEN 13'6 x 10'4

Equipped with a comprehensive range of high and low level fitted shaker style fitted units with contrasting work surfaces, single drainer color coded sink with stainless steel mixer tap. Glass display unit. Integrated eye level oven with separate 4 ring electric hob with concealed overhead extractor housed in matching canopy. Integrated fridge. Ceiling spot lights. Part tiled walls. Tiled floor. PVC door with double glazed panels to patio and rear garden.

### BEDROOM 1 13'3 x 10'7

At widest points. Built in wall to wall fitted wardrobes.



### BEDROOM 2 12'1 x 9'5

### BEDROOM 3 11'9 x 9'5

Built in wardrobe/desk unit. Presently used as a home office.

### MODERN BATHROOM

White three piece suite comprising button flush w.c, modern vanity unit with mono-bloc tap. Quarter rounded shower enclosure with electric shower unit. Waterproof wall panelling. Chrome towel radiator. Part tiled walls. Tiled floor.



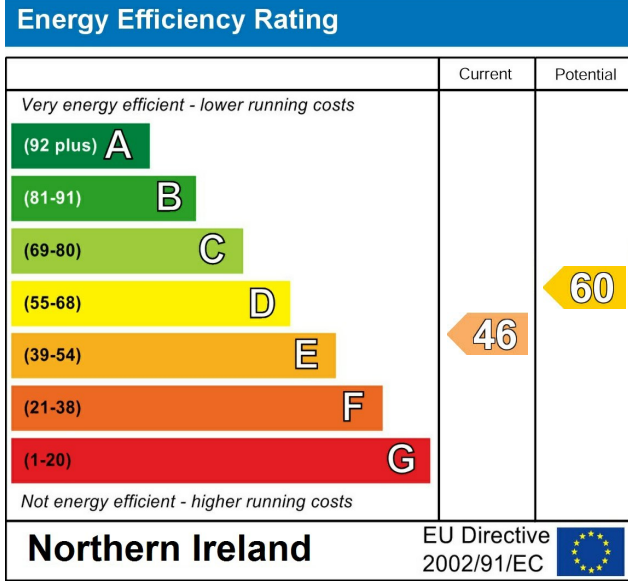
## **INTEGRAL GARAGE 23'4 x 10**

Electric up and over door. Power and light.

## **OUTSIDE**

Twin pillars at entrance. Paved driveway leading to garage and parking space. Private enclosed gardens to front, side and rear laid in neat well tended lawns stocked with a variety of shrubs and plants. Screened by perimeter fence and mature hedgerow.





**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



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