



## 31 Browndod Road, Parkgate, BT39 0DR

- Generous Sized, Family Detached
- Conservatory To Rear
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Detached, Two Storey Outbuilding
- Five Bedroom; Two+ Reception
- Kitchen Through Living / Dining
- Family Bathroom; Two En Suite Shower Rooms
- Private Driveway; Large Basement Garage
- Panoramic, Rural Views

£350,000

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Glass panelled front door. Wood laminate floor covering. Dual aspect windows. Elevated rural views. Stairwell to first floor. Glass panelled doors to kitchen, lounge, family room, utility room and basement.

#### LOUNGE 17'0" x 16'6"

Dual aspect windows enjoying elevated, rural views. Open fire in cast iron fireplace with marble surround and hearth.

#### FAMILY ROOM 16'6" x 13'5"

PVC, double glazed, sliding patio door to rear garden.

#### KITCHEN WITH INFORMAL LIVING / DINING AREA

Dual aspect windows, enjoying elevated, rural views. Fitted kitchen with range of high and low level storage units with contrasting, quartz effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Inglenook recess with oil fired Esse cooker. Splashback tiling to walls. Wood laminate floor covering.



### **UTILITY ROOM 16'6" x 7'3"**

Low level fitted storage units with contrasting quartz effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Wood laminate floor covering. Access to walk in cloakroom/store. Glass panelled door to conservatory.

### **FURNISHED CLOAKROOM**

White, two piece suite comprising vanity unit and WC. Splashback tiling to sink. Tiled floor.

### **CONSERVATORY 15'7" x 11'6"**

In PVC double glazed frame. PVC, double glazed, sliding patio door to rear garden. Power, light, double radiator and wood laminate floor covering.

## **FIRST FLOOR**

### **LANDING**

Stairwell to second floor. Access to hot press.

### **PRINCIPAL BEDROOM 17'1" x 15'7"**

Dual aspect windows, enjoying elevated, rural views.

### **WALK IN WARDROBE / DRESSING ROOM 13'2" x 7'4"**

Range of fitted wardrobes and dressing table.

### **FULLY TILED EN SUITE SHOWER ROOM**

White, three piece suite comprising oversized shower enclosure, vanity unit and WC. Electric shower. Illuminated mirror over sink.

### **GUEST BEDROOM 16'11" x 9'8"**

Elevated, rural views.

### **WALK IN WARDROBE/ DRESSING ROOM 9'10" x 6'6"**

### **EN SUITE SHOWER ROOM**

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Towel radiator. Splashback tiling to sink. Tiled floor.

### **BEDROOM 3 16'6" x 13'5"**

### **FULLY TILED BATHROOM**

White, five piece suite comprising central mounted bath, separate oversized, panelled shower enclosure, 'his and hers' sinks, and WC. Electric shower. Chrome towel radiator. Illuminated mirrors over sinks.

## **SECOND FLOOR**

### **LANDING**

### **BEDROOM 4 16'5" x 14'3" (wps)**

Built in wardrobe. Access to under eaves storage.

### **BEDROOM 5 16'6" x 12'11" (wps)**

Built in wardrobe. Access to under eaves storage. Elevated, rural views.

### **LARGE BASEMENT GARAGE WITH TWIN STORES**

### **39'5" x 18'1" (wps)**

Power operated, roller shutter door.

## **EXTERNAL**

Gardens to front, side and rear.

Private driveway area.

External lighting.

PVC soffits, fascia and rainwater goods.

Oil fired central heating boiler.

PVC oil storage tank.





**DETACHED, TWO STOREY OUTBUILDING 24'2" x 12'2" (per floor)**

**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.



**Generous sized, five bedroom/two+ reception, family detached home with large basement garage and outbuilding, occupying an elevated site that enjoys panoramic rural views, located on the periphery of Parkgate village, Templepatrick, Ballyclare. The property comprises entrance hall, lounge, family room, conservatory, kitchen through living / dining room, utility room, furnished cloakroom, five bedrooms, to include principal and guest en suites, in addition to a fully tiled, family bathroom. Externally, there is a private driveway area, basement garage with twin store rooms, rear garden, and detached, two storey outbuilding. Other attributes include oil heating and PVC double glazing. Early viewing highly recommended.**



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>	<b>61</b>	<b>65</b>
(39-54) <b>E</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 and 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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