



## 182 Lower Ballyboley Road, Ballyclare, BT39 9UL

- Spacious, Detached, Family Bungalow
- Conservatory
- Deluxe Bathroom; Separate Shower Room
- Private Driveway; Additional Parking To Rear
- Fully Enclosed Rear Garden
- Four Bedroom; Two+ Reception
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Garage and Outbuilding
- Elevated Rural Views

Offers Over **£249,950**

EPC Rating E



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed front door with matching side screens. Elevated rural views. Quarry tile floor. Glass panelled door with matching side screens leading to:

#### ENTRANCE HALL

Wood laminate floor covering. Positive air ventilation system. Access to roof space.

#### LOUNGE 24'0" x 16'6"

Cast iron, wood burning stove on granite hearth, with stone clad chimney/surround. Wood laminate floor covering. PVC double glazed French doors with matching side screens, leading to:

#### CONSERVATORY 16'0" x 12'8"

In PVC double glazed frame with matching French doors to front garden. Elevated rural views. Tiled floor.



### **FAMILY ROOM 12'4" x 10'0"**

Built in, shelved store. Open arch leading to:

### **KITCHEN WITH INFORMAL DINING AREA 15'11" x 12'7"**

Modern fitted, white, high gloss kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen ceramic hob with glass splashback and stainless steel extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Fitted breakfast bar unit. Upstands to walls to match work surface.

### **REAR HALL**

Access to store. PVC double glazed door to rear garden.

### **SHOWER ROOM**

White, three piece suite comprising panelled shower enclosure, wash hand basin and WC. Electric shower. Chrome towel radiator. Fully panelled walls. Tile effect, wood laminate floor covering.

### **BEDROOM 1 14'11" x 13'4" (wps)**

Bay window to front elevation, enjoying elevated, rural views.

### **BEDROOM 2 16'0" x 13'5" (wps)**

Bay window to front elevation, enjoying elevated, rural views.

### **BEDROOM 3 12'4" x 10'0"**

### **BEDROOM 4 9'11" x 8'11"**

### **DELUXE, FULLY TILED BATHROOM**

Contemporary, white, three piece suite comprising tile encased bath, floating vanity unit and WC. Electric shower and glass shower screen over bath. Towel radiator. Access to shelved hot press.

### **EXTERNAL**

Double gates leading to generous sized, private driveway area, finished in decorative stone.

Front garden finished in lawn, paved patio area and decorative stone. Paved entrance porch.

External lighting.

Fully enclosed, rear garden, finished in lawn, paved patio area, slate chippings, decorative stone and range of plants, trees and shrubbery. Outside tap.

Second driveway/yard area to rear, finished in concrete.

### **OUTBUILDING 13'4" x 14'7"**

### **ATTACHED STORE 17'8" x 8'10"**

### **GARAGE 19'5" x 14'6"**

Up and over door and light.

### **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 bungalow, with garage and outbuildings, situated off the Lower Ballyboley Road, Ballyclare. The property comprises entrance porch, entrance hall, lounge with wood burning stove, separate family/dining room, conservatory, kitchen with informal dining area, rear hall, shower room, four well-proportioned bedrooms, and deluxe, fully tiled bathroom, with contemporary, white three piece suite. Externally, the property enjoys private driveway, second driveway/yard area to rear, outbuilding, garage, and fully enclosed rear garden. Other attributes include oil heating, PVC double glazing, and elevated, rural views. Early viewing highly recommended.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	61
(21-38) F			
(1-20) G			
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 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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