

28 CASTLE MANOR

Castle Road Ballynure
BT39 9GW

- Spacious Semi-Detached home in popular development
- 4 Bedrooms - Master with dressing room
- 2 Receptions
- Fitted Kitchen with casual dining
- Family bathroom with modern four piece suite
- PVC Double Glazing
- Oil Heating
- Gardens & Garage

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £199,950

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ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc front door, solid wood flooring, glass panelled doors to;

LOUNGE

16'2" x 9'8" (4.93m" x 2.95m")

Feature fireplace with tiled hearth, inset, solid wood flooring, glass panelled door to;

KITCHEN

16'8 x 11'2 (5.08m x 3.40m)

Fitted kitchen with range of high and low level units, formica worktop, basin and a half stainless steel sink unit, integrated double oven, four ring hob, stainless steel extractor fan, integrated fridge, under counter freezer, partly tiled walls

FAMILY ROOM

10'1" x 7'3" (3.07m" x 2.21m")

Solid wood flooring, hardwood door to rear garden, access to garage via internal door.

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

11'9" x 9'9" (3.58m" x 2.97m")

Built in wardrobes, wood laminate flooring, through to;

DRESSING AREA

7'4" x 6'9" (2.24m" x 2.06m")

Currently used as dressing room however this was previous ensuite with plumbing behind stud wall and could be easily re-converted.

BEDROOM 2

13'11" x 9'5" (4.24m" x 2.87m")

Wood laminate flooring

BEDROOM 3

11'3" x 8'1" (3.43m" x 2.46m")

Wood laminate flooring.

BEDROOM 4

7'7 x 7'0 (2.31m x 2.13m)

BATHROOM

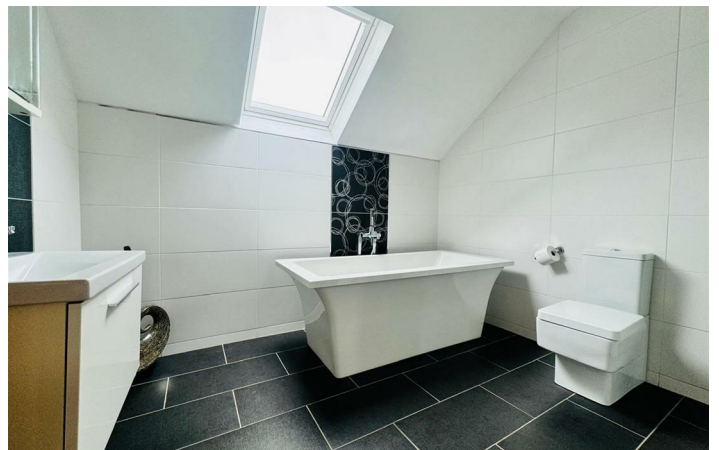
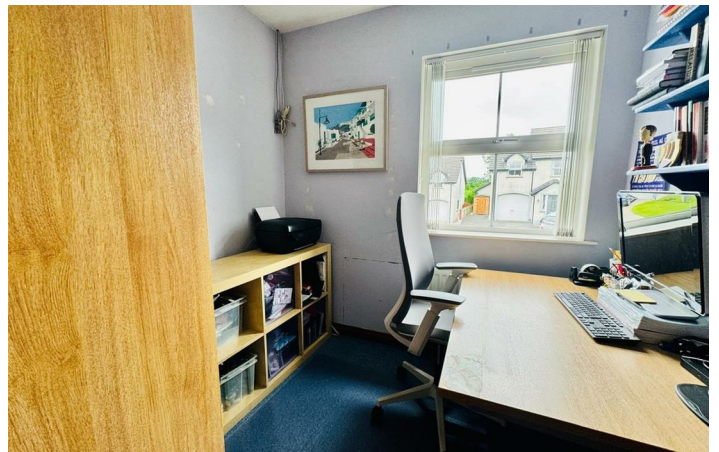
Deluxe family bathroom with white four piece suite comprising vanity unit, low flush wc, free standing bath, shower cubicle with electric shower, chrome towel rail, tiled walls, tiled floor.

OUTSIDE

Gravel driveway leading to an integral garage
Open plan garden to front in lawn
Fully enclosed garden to rear in lawn with paved patio area, PVC oil tank, boiler house, light and tap.



Directions



Floor Plan

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