

2 Castlebrook Lane, Ballyclare, BT39 9GZ



- Modern Detached Family Home
- 4 Bedrooms
- 1+ Receptions
- Luxury Shaker Kitchen with Centre Island
- Modern Ensuite Showerroom
- Large Private Garden to Rear
- PVC Double Glazing / Oil Fired Central Heating
- Beautifully Presented Throughout
- Sought After Village Location
- Detached Garage with Parking Forecourt

PRICE Offers Around £209,950

Situated within the sought after Ballynure Village. This beautifully maintained 4 bedroom detached family home is perfect for the purchaser searching for a family home at a realistic price with a turnkey style finish throughout. The accommodation briefly comprises 4 bedrooms, spacious lounge, a recently installed luxury shaker kitchen with centre island and modern ensuite shower room. Externally there is a large private rear garden with a detached matching garage with excellent parking facilities.

An early viewing is advised.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

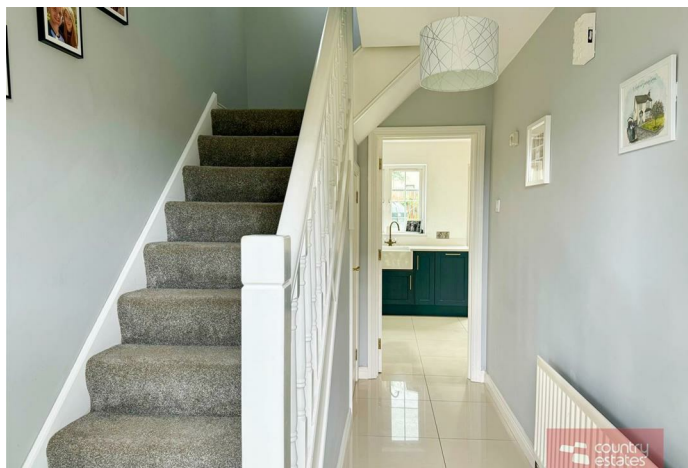
GROUND FLOOR

ENTRANCE HALL

Composite front door with glazed inset into well presented entrance hall.

LOUNGE 14'9" x 13'2"

Feature bay window to front elevation. Attractive Cast iron horseshoe style fireplace with slate tiled hearth and rustic pine surround. Open fire. Quality laminate strip flooring.



LUXURIOUS OPEN PLAN KITCHEN WITH CASUAL LIVING 21'5" x 9'8"

Recently installed shaker kitchen in Oxford Blue finish with contrasting quality silstone worksurfaces and upstands. Equipped with a comprehensive range of high and low level fitted units with a host of integrated appliances including fridge freezer, oven, 4 ring hob and overhead modern extractor. Jawbox style sink with swan neck mixer tap. Fixed centre island with fitted matching storage units and breakfast bar style return for casual dining. Cast iron wood burning stove on hearth with feature stone clad surround. Porcelain tiled floor. PVC double glazed French doors to rear garden.



FIRST FLOOR

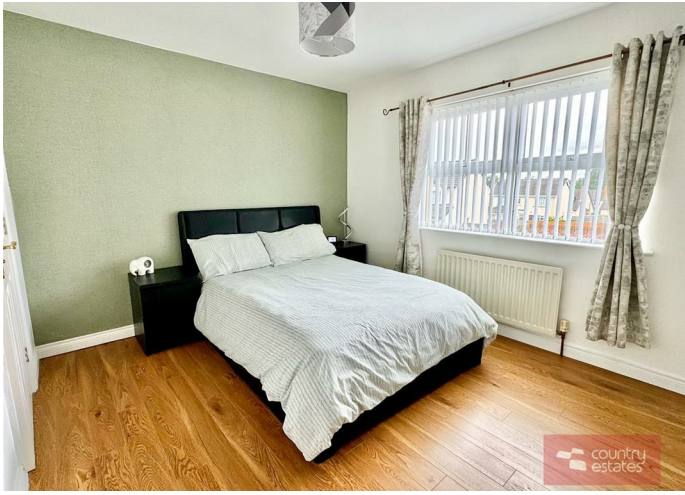
LANDING

With access to roofspace. Shelved hotpress with fully lagged water cylinder.

MASTER BEDROOM 10'11" x 9'10"

EN SUITE SHOWER ROOM

Comprising shower enclosure with 'redring' electric shower unit, pedestal wash hand basin and push button w.c. Mermaid panelling to walls.



BEDROOM 2 9'8" x 8'0"

Walnut effect laminate flooring.

BEDROOM 3 9'6" x 6'6"

Presently used as dressing room.

BEDROOM 4 10'6" x 10'0"

At max. Presently used as home office.

MODERN FAMILY BATHROOM

Comprising panelled bath with fixed shower screen with drench style shower and hand shower attachment, modern vanity unit with wash hand basin and button flush w.c. Wood effect tiled floor. Porcelain tiled walls with decorative trim.



OUTSIDE

Neat garden to front, laid in lawn.


Driveway to side with ample parking for a variety of vehicles.

DETACHED GARAGE

With roller shutter door. Power and light.

Large private garden to rear screened by perimeter fence laid in lawn.

Paved walkways and patio area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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



You Talk. We Listen.

T: 028 9318 0002

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