

# 174 Ballymena Road, Ballyclare, BT39 0TN



## PRICE Offers Around £349,950

*Positioned on a mature elevated site extending to circa 0.4 acre, enjoying far reaching unspoilt views over the surrounding open countryside. This spacious detached bungalow enjoys 3 bedroom, 3 receptions including Sun lounge extension, open plan spacious country pine fitted kitchen with living/ dining aspect, luxury 4 piece family bathroom and a luxury 5 piece en suite bathroom. Perfectly situated within 5 miles of Ballyclare & 10 miles of Ballymena this home will interest the purchaser searching for one level living in a tranquil location at a sensible price. With a high level of interest anticipated an early viewing is recommended.*

**> 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

- **Impressive Extended Detached Bungalow**
  - **3 Bedrooms/ 3+ Receptions**
- **L Shape Open Plan Kitchen/ Living/ Dining Aspect**
- **Far Reaching Views Over Surrounding Countryside**
- **Integral Double Garage with Parking Forecourt**
  - **Sun Lounge Extension**
- **Hardwood Double Glazed Windows/ Oil Fired Central Heating**
  - **Luxury 5 Piece En Suite Bathroom**
  - **Luxury Spacious Four Piece Family Bathroom**
  - **Highly Regarded Rural Location**



## ACCOMMODATION

Twin PVC double glazed French doors into:-

### CONSERVATORY STYLE ENTRANCE PORCH 9'9" x 7'6"

Tiled floor.

Mahogany entrance door into:-

### SPACIOUS ENTRANCE HALL

Exposed hardwood flooring.

Twin French doors into:-



### LOUNGE 23'6" x 19'3"

At max. Into bow window. Attractive marble fireplace with mahogany surround. Bespoke fitted bar area. Perfect for family parties or evening entertaining. Dual window aspect. Exposed hardwood flooring.



## **FAMILY ROOM 13'9" x 13'9"**

Into bow window. Attractive period style fireplace with ornate tiled inset and slate hearth with mahogany surround. Walnut effect Laminate floor. Dual wall lights.



## **BEDROOM 1 14'9" x 12'6"**

Quality Laminate flooring.

## **LUXURY EN SUITE BATHROOM**

Comprising freestanding roll top ball and claw bath with telephone shower attachment, low flush w.c, bidet and quarter rounded shower cubicle. Fully tiled walls. Tiled floor.

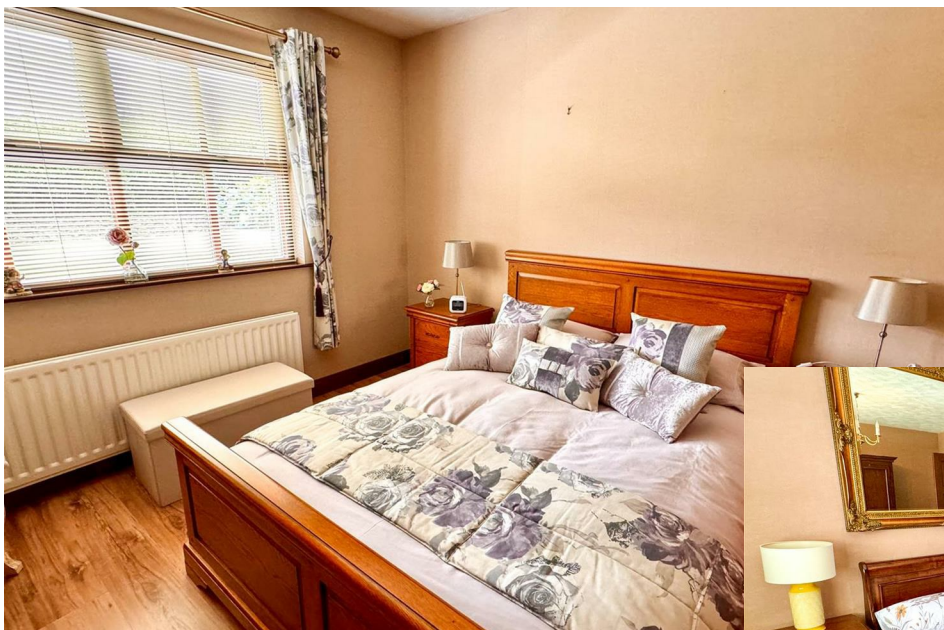


## **BEDROOM 2 12'6" x 11'7"**

Laminate floor.

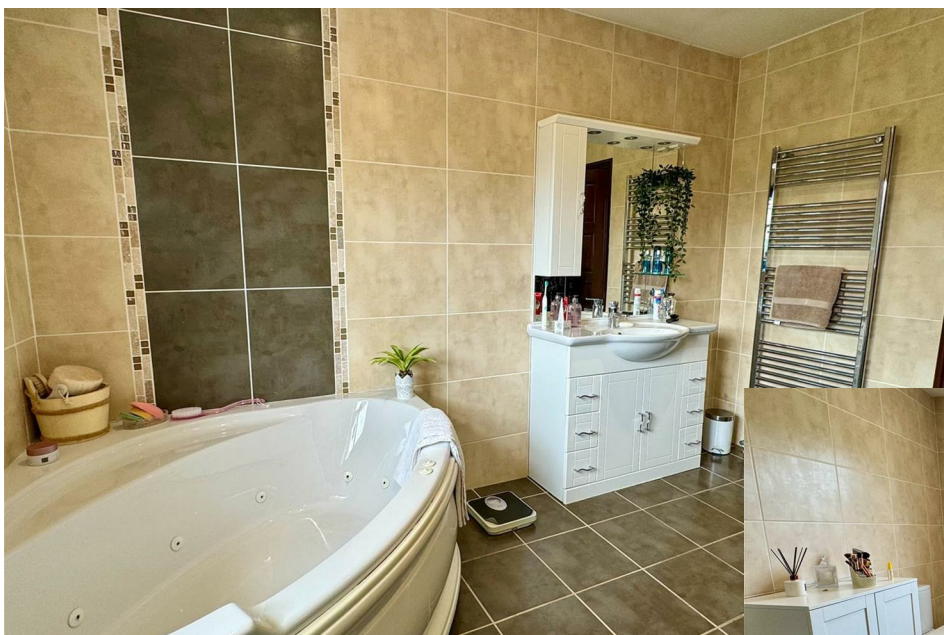
## **BEDROOM 3 12'6" x 11'9"**

Laminate floor.



## **DELUXE FAMILY BATHROOM**

Comprising button flush w.c, modern vanity unit with mirror, corner Jacuzzi style bath and fully tiled shower enclosure with electric shower unit. Tiled floor.



## **LARGE WALK IN HOTPRESS**

## L SHAPED KITCHEN WITH LIVING/ DINING ASPECT 29'4" x 17'6" at max

Country pine fitted kitchen equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Jaw box style sink with swan neck tap in butchers block. Glass display cabinet. Space for range style cooker with overhead extractor fan housed in rustic brick canopy. Integrated dish washer & Fridge. Open ended corner displays. Fitted twin wicker baskets. Integrated microwave. Feature beamed ceiling. Slate flooring in kitchen exposed hardwood flooring in living / dining area. Twin French doors into:-

## SUN LOUNGE 16'1" x 13'3"

Porcelain tiled floor. Twin french doors to garden.



## REAR PORCH 8'6" x 6'6"

Slate floor. PVC double glazed door to rear.



## OUTSIDE

Brick paved driveway to front with ample parking for a number of vehicles on a private forecourt.

PLEASE NOTE: The front boundary runs from left hand pillar horizontally across the site. See Ariel birds eye image to noting actual boundary.


Extensive private gardens to side and rear stocked with a variety of shrubs and plants and screened by mature hedgerow and a variety of trees. Brick paved courtyard to rear perfect for family barbeques with ornamental wall.

## INTEGRAL DOUBLE GARAGE

With twin doors. Power and light. Utility room to rear. Plumbed for washing machine.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	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.

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