

## 39 Hollybank Road, Ballyclare, BT39 0DL



- Extended Detached Cottage
- 3 Bedrooms
- 1+ Reception
- Superb Mature Site Extending To Circa 0.5 Acres
- Luxury Open Plan Kitchen With Living/ Dining Area
- Deluxe 4 Piece Family Bathroom
- Deluxe En Suite Shower Room
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Highly Regarded Rural Location
- Beautifully Presented Throughout

**PRICE Offers Over £320,000**

*Positioned on a private extensive site extending to circa 0.5 acres. This charming extended detached cottage style bungalow enjoys far reaching views over the surrounding open countryside. Internally the property enjoys a well planned living layout with 3 bedrooms, 1+ reception, open plan kitchen with casual dining area, en suite and deluxe 4 piece family bathroom. Externally there is an extensive concrete hard stand perfect for a variety of uses and a delightful private garden with courtyard style patio. An early viewing is recommended.*

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12 Church Street  
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**Ballyclare**  
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Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

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



## ACCOMMODATION

PVC double glazed front door into:-

### WELL PRESENTED ENTRANCE HALL

With laminate floor.

### BEDROOM 2 11'7" x 12'4"

Laminate flooring. Dual window aspect.

### BEDROOM 3 12'4" x 11'7"

Presently used as play room.



### BEDROOM 4 17'3" x 11'6"

At max. Fitted with a bespoke range of modern fitted wardrobes.

### DELUXE EN SUITE

Comprising vanity unit, button flush w.c and shower enclosure with electric shower unit. Tiled floor. Part tiled walls.



### DELUXE 4 PIECE FAMILY BATHROOM

Comprising button flush w.c, Jacuzzi style bath, modern vanity unit and shower enclosure with drench style shower. Part tiled walls. Tiled floor.





## **OPEN PLAN KITCHEN/ LIVING/ DINING AREA 19'9" x 11'3"**

Equipped with a comprehensive range of high and low level shaker style fitted units. Co-ordinating single drainer stainless steel sink unit with mixer tap. Integrated oven with 5 ring gas hob. Overhead extractor fan housed in matching canopy. Twin glass display cabinets. Tiled floor. Twin PVC double glazed French doors into living area and garden.



## **UTILITY ROOM 12'6" x 5'6"**

Fitted with a range of low level modern units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. PVC double glazed door to garden.

## **LARGE WALK IN STORAGE CUPBOARD 5'1" x 4'7"**

## **OUTSIDE**

Nest well maintained garden to front.

Driveway to side leading to extensive hardstand. Screened by ranch style fence and bordered by surrounding countryside.

Private enclosed garden to rear laid in neat lawn with paved courtyard patio area.

Perfect for family barbeques.







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>67</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	

**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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