

23 Cogry Rise, Ballyclare, BT39 0RZ



- Semi Detached Chalet Villa
- 3 Bedrooms
- 2 Receptions
- Highly Regarded Rural Location
- Detached Double Garage with Parking Forecourt
- Modern First Floor Shower Room
- Utility Room / Ground Floor Furnished Cloakroom
- Oil Fired Central Heating
- PVC Double Glazed Windows
- Well Presented Throughout

PRICE Offers Over £189,950

Positioned within a popular established development just off the Cogry road, Ballyclare. This spacious semi-detached chalet bungalow enjoys a well planned living layout incorporating 3 bedrooms, 2 receptions, kitchen with a separate utility room plus a modern recently installed first floor showerroom. Externally there is a detached double garage with a large private parking forecourt suitable for a variety of vehicles. Early viewing is recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

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

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

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

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door with double glazed side screens into entrance hall.

ENTRANCE HALL

Storage cupboard. Furnished cloak room comprising wash hand basin and low flush WC.

LOUNGE

16'6 x 14'4 (5.03m x 4.37m)

Attractive period style fireplace with ornate tiled inset and mahogany surround. Quality laminate flooring extending into:

DINING ROOM

12'4 x 9'6 (3.76m x 2.90m)

PVC twin doubled glazed doors to garden.

KITCHEN

13' x 8'3 (3.96m x 2.51m)

Equipped with a range of high and low level fitted units with contrasting work surfaces. Single drainer stainless steel sink unit. Integrated oven with 4 ring gas hob. Plumbed for dishwasher. Part tiled walls. Under stair storage cupboard.

UTILITY ROOM

9'7 x 7'3 (2.92m x 2.21m)

Plumbed for washing machine. Plumbed for free standing american fridge freezer. PVC double glazed door to driveway.

FIRST FLOOR

BEDROOM 1

13'6 x 12'8 (4.11m x 3.86m)

BEDROOM 2

12'6 x 9'9 (3.81m x 2.97m)

BEDROOM 3

13'6 x 9'2 (4.11m x 2.79m)

MODERN SHOWER ROOM


Three piece suite comprising button flush WC. modern Vanity unit. Large shower enclosure with electric shower unit.

OUTSIDE

Neat garden to front laid in lawn. Large parking forecourt to side suitable for a variety of vehicles.

Detached double garage (24'3 x 16'3) with electric up and over door. Power and light.

Private enclosed garden to rear in part artificial grass and stoned area for easy maintenance. Screened by perimeter fence.

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	

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



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