

# 165 Ballynure Road, Ballyclare, BT39 9AJ



- Extended Mid Town House
- 3 Bedrooms/ 2 Receptions
- Substantial Two Storey Extension To Rear
- Shaker Kitchen With Informal Dining Area
- Modern Bathroom With 4 Piece Suite
- Detached Timber Garage
- PVC Double Glazing/ Oil Fired Central Heating
- Convenient To Ballyclare Town
- Ideal First Time Buy Or Buy To Let Investment



**PRICE Offers Over £104,950**

*Extended 3 bedroom mid terrace property boasting spacious accommodation with 2 separate reception rooms plus large kitchen with informal dining to rear. Conveniently located on the Ballynure Road the property would make for an ideal first time buy or buy to let investment alike. Early viewing is highly recommended to avoid disappointment.*

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**Glengormley**  
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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Mahogany effect PVC double-glazed front door with leaded detailing to glass. Laminate floor covering. Stairwell to first floor. Six panel pine internal doors throughout with matching moulded skirting and architrave.

#### LOUNGE 13'1" x 10'2"

Attractive inglenook style fireplace with cast iron wood burning stove. Wooden beam mantel. Access to understair storage. Oak effect laminate floor. Twin french doors to:-



#### DINING ROOM 13'5" x 9'8"

Presently used as a snug. Laminate floor.

#### SHAKER KITCHEN WITH INFORMAL DINING AREA 18'10" x 12'7"

Modern fitted kitchen with a comprehensive range of high and low level units in cherry wood veneer finish and contrasting anthracite melamine work surfaces. Integrated four-ring hob with matching under oven and concealed overhead extractor fan. Plumbed for washing machine. Space for fridge freezer. Twin glazed display units. Stainless steel one and a half bowl sink unit with draining bay and mixer tap. Ceramic tiled floor. PVC double glazed back door accessing garden.



### FIRST FLOOR

#### LANDING

With access to roof space.

#### BEDROOM 1 12'10" x 10'1"

With built in wardrobe. Laminate flooring.

#### BEDROOM 2 12'7" x 10'9"

Access to shelved hot press with fully lagged water cylinder.





### **BEDROOM 3 10'2" x 9'7"**

At widest points. With pine velux double glazed roof light. Presently used as a home office.

### **MODERN SPACIOUS BATHROOM**

With four-piece suite comprising glass bowl wash hand basin with mixer tap, low flush w.c, freestanding bath with hand shower attachment and separate fully tiled double shower cubicle with thermostatically controlled 'drench' style over head shower. Pine tongue and groove panelling to ceiling. Recessed spot lights. Part Tiled walls. Tiled floor.



### **OUTSIDE**

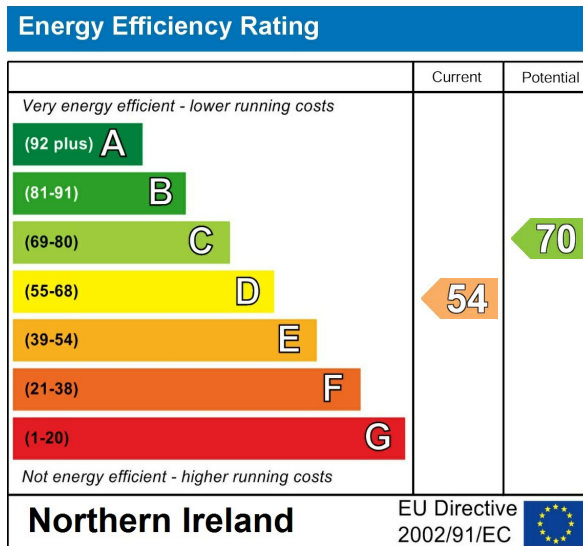
Walled garden to front with brick pavior path to front door and neat lawn. Rear garden finished in patio and neat lawn.

Oil fired central heating boiler (housed) and PVC oil storage tank. Outside tap. Vehicular access to rear. Access to shed/garage.

### **TIMBER GARAGE 18'8 x 12'6**

At widest points. Power and light.





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



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