



42a Grange Road, Parkgate, BT39 0DJ

- Detached Bungalow
- Lounge; Multi Fuel Burning Stove
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Fully Landscaped Site; Open Aspect to Rear
- Three Bedrooms; Principal En Suite
- Sun Lounge
- Utility Room
- Private Driveway; Integral Garage
- Delightful Rural Views; Convenient Location

Offers Over £329,500

EPC Rating D



42a Grange Road, Parkgate, BT39 0DJ



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screens. Wood laminate floor covering. Access to cloakroom and shelved hot press.

LOUNGE 18'0" x 12'5" (wps)

Dual aspect windows. Box bay window to front elevation. Stone clad inglenook recess with cast iron, multi fuel burning stove on slate hearth. Wood laminate floor covering.

SUN LOUNGE 22'11" x 11'8"

Timber flooring. PVC double glazed, French doors, leading to rear garden. Open aspect to rear.



KITCHEN THROUGH DINING ROOM 23'5" x 13'7" (wps)

Country style fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Space for range style oven with stainless steel splashback and extractor hood over. Twin glass fronted display cabinets. Splashback tiling to walls. Tiled floor with pitch pine floor to dining area.

UTILITY ROOM 6'6" x 5'10"

Range of fitted high level storage units. Wood effect, melamine work surface area. Plumbed for automatic washing machine. Space for tumble dryer. Space for fridge freezer. Tiled floor. PVC double glazed door, leading to rear garden.

PRINCIPAL BEDROOM 13'4" x 11'1"

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower enclosure, vanity unit and WC. Electric shower.

BEDROOM 2 11'1" x 9'9"

BEDROOM 3 13'0" x 9'11"

Comprehensive range of fitted wardrobes.

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate, panelled shower enclosure, vanity unit and WC. Power shower unit. Fully panelled walls. Tile effect, wood laminate floor covering. Access to roof space.

EXTERNAL

Generous sized, private driveway area, finished in tarmac. Front garden, finished in lawn and decorative stone. Paved entrance porch. External lighting. PVC soffits & fascia. Seamless aluminium guttering. Rear garden, finished in lawn and raised patio areas. Open aspect to rear. Garden room. Outside tap. Oil fired central heating boiler. PVC oil storage tank.

INTEGRAL GARAGE 16'11" x 9'10"

PVC coated, roller shutter door. Power, light, water, fitted work bench and access to partially floored storage via slingsby style ladder.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this





property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, three bedroom, two+ reception, detached bungalow with integral garage, occupying a fully landscaped site on the periphery of Parkgate village, Ballyclare.

The property comprises entrance hall, lounge, sun lounge, kitchen through dining room, utility room, three well proportioned bedrooms, to include principal en suite, and separate deluxe family bathroom.

Externally, the property enjoys generous sized private driveway, integral garage, and gardens front and rear, finished in lawn, patio areas and garden room.

Other attributes include oil heating, PVC double glazing, convenient location, open aspect to rear, and delightful rural views.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring



Awards

