

# 182 Ballycorr Road, Ballyclare, BT39 9UG



**PRICE Offers Over  
£350,000**

*Situated within a well regarded rural location on a superb mature private site extending to approximately 0.5 acre enjoying far reaching views over the surrounding unspoilt countryside. This well presented extended 4 bedroom detached bungalow benefits from a well planned living layout incorporating two receptions, quality shaker kitchen and two modern bathrooms. Externally there is a detached double length garage with attached shed incorporating 2 stables and a large store room. 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**
  - **4 Bedrooms/ 2+ Receptions**
- **Superb Mature Site Extending to Circa 0.5 Acres**
- **Far Reaching Views Over Surrounding Countryside**
  - **Deluxe Family Bathroom**
  - **Deluxe 4 Piece Shower Room**
- **Quality Shaker Kitchen with Dining Area**
- **Double Glazed Windows/ Oil Fired Central Heating**
- **Detached Garage With Attached Shed / Stable Block**
  - **Well Regarded Rural Location**



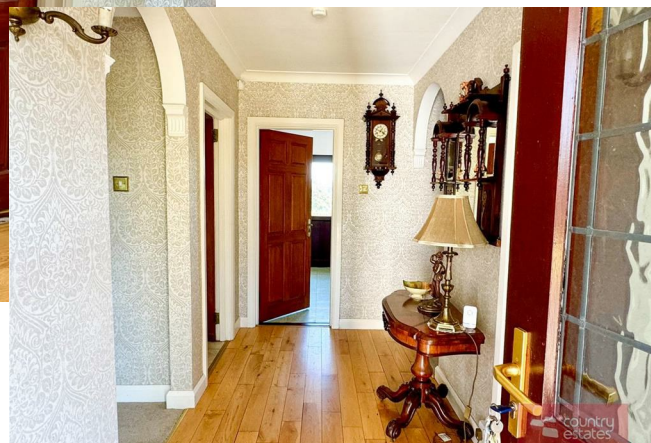
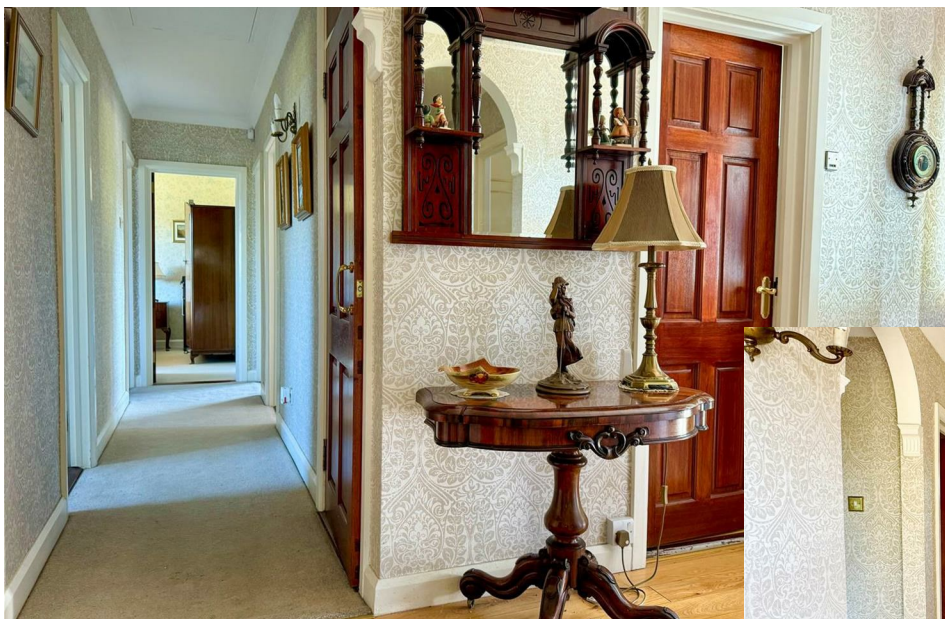
## ACCOMMODATION

### OPEN COVERED ENTRANCE PORCH

With quarry tiled steps. Entrance door with leaded glass inset into:-

### WELL PRESENTED ENTRANCE HALL

Exposed hardwood flooring.



### CLOAKROOM 6'4" x 2'9"

### LOUNGE 19'3" x 13'8"

At max. Attractive marble and granite fireplace with granite hearth and mahogany surround. Sliding double glazed patio doors to patio and private gardens. Twin French door to:-



## DINING ROOM 18'3" x 13'3"

Feature bay window. Attractive Italian marble fireplace with matching hearth.



## QUALITY SHAKER KITCHEN 13'8" x 13'3"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting granite work surfaces. Stainless steel sink unit with swan neck tap. Integrated eye level oven with separate 4 ring hob with stainless steel splash back and overhead extractor fan housed in canopy with glass hood. Integrated dishwasher. Complementary wall tiling. Tiled floor. Fixed breakfast bar for casual dining.



### **UTILITY ROOM 10'3" x 6'3"**

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

### **BEDROOM 1 12'8" x 11'9"**

Fitted with a range of built in bedroom units including wardrobes, dresser and chest drawers).

### **BEDROOM 2 14'4" x 12'3"**



### **BEDROOM 3 13'6" x 10'9"**

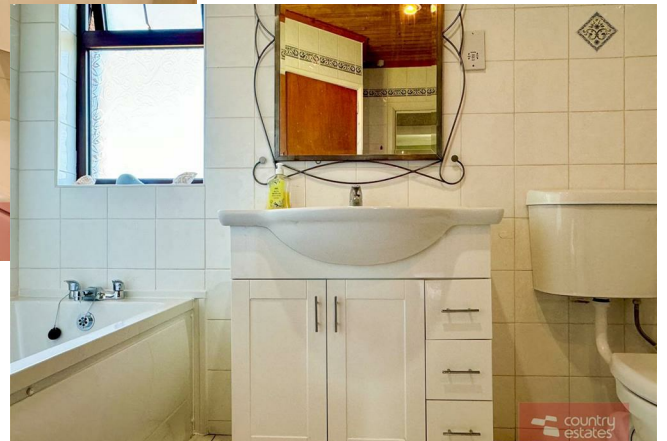
### **BEDROOM 4 12'3" x 8'7"**

Presently used as study/ home office.



## LUXURY FAMILY BATHROOM

Comprising modern vanity unit with monobloc tap, button flush w.c. and panelled bath. Fully tiled walls.



## DELUXE MODERN SHOWER ROOM

Comprising pedestal wash hand basin, low flush w.c, bidet and large open shower enclosure with full height glass screen. Fully tiled walls. Tiled floor.



## **OUTSIDE**

Accessed via twin electric gates.

Extensive parking forecourt suitable for a variety of vehicles.

Superb mature site extending to circa 0.5 acre laid in lawn and stocked with a variety of shrubs, plants and mature trees.

Twin paved patio / terrace areas perfect for family barbeques enjoying far reaching unspoilt views over the surrounding countryside.

### **DETACHED DOUBLE LENGTH GARAGE 31'3" x 10'6"**

Roller shutter door.

### **ATTACHED SHED 17'6" x 15'7"**

With two bay stable block and wood store 13'6" X 16'6"

### **STABLE 1 12'8" x 11'9"**

### **STABLE 2 12'6" x 11'1"**





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>		49	61
(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.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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