



27 Ballyduff Road, Newtownabbey, BT36 6PA

- Immaculately Presented Family Detached
- Five Bedroom; Two+ Reception
- Luxury Fitted Kitchen
- Deluxe Bathroom and En Suite
- Gas Heating
- PVC Double Glazing
- Generous Sized Private Driveway
- Matching Detached Garage/Store
- Large, Fully Enclosed, Private Rear Garden
- Elevated Rural Views; Convenient Location

Offers Over £289,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Tiled floor.

WALK IN STORE / STUDY 10'0" x 4'1"

Glass panelled, double doors leading to:

LOUNGE 16'9" x 16'7"

Open fire with slate clad chimney. Panelled feature wall. Open arch leading to:

DINING ROOM 17'6" x 10'9"

Dual aspect windows. Tiled floor. PVC double glazed French doors leading to rear garden. Separate, PVC double glazed French door to side. Open arch leading to:



UTILITY/BAR AREA 10'5" x 8'7"

Range of fitted storage units with contrasting, marble effect, melamine work surface. Tiled floor. Open arch leading to:

KITCHEN 13'10" x 10'10"

Luxury fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Elevated rural views. Integrate, ceramic hob with extractor hood over. Integrated double oven, microwave oven, fridge freezer and dishwasher. Splashback tiling and upstands to walls. Tiled floor.

BEDROOM 5 13'10" x 10'11"

Elevated rural views. Panelled feature wall.

FIRST FLOOR

GALLERY LANDING

Access to under eaves storage.

PRINCIPAL BEDROOM 14'1" x 11'4" (wps)

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled, oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator. Part tiling to walls. Tiled floor. Access to walk in wardrobe.

BEDROOM 2 17'4" x 8'11" (wps)

BEDROOM 3 15'8" x 7'2"

Access to roof space.

BEDROOM 4 11'4" x 10'0" (wps)

Wood laminate floor covering. Panelled feature wall.

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate, oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator.

EXTERNAL

Generous sized, private driveway, finished in asphalt.

Paved entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

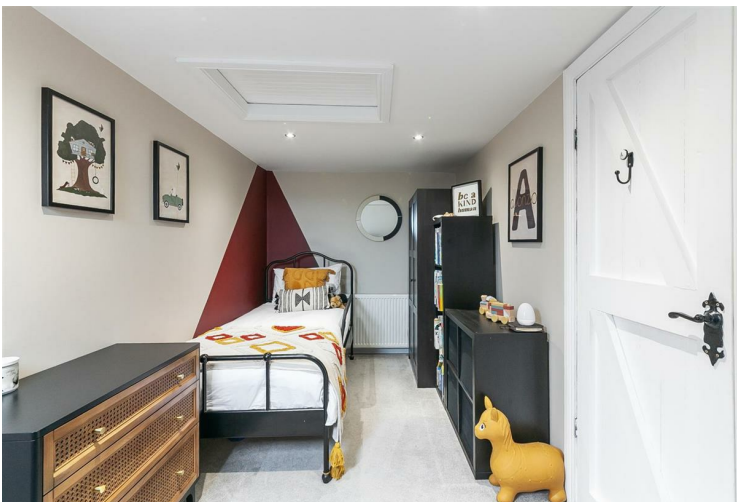
Fully enclosed, rear garden, finished in lawn and paved patio area.

Outside tap.

MATCHING DETACHED GARAGE/STORE 19'0" x 9'4"

Power and light.

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, extended, detached chalet bungalow, with matching detached garage/store, conveniently located on the Ballyduff Road, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, walk in store/study, lounge with open fire, dining room, modern fitted kitchen, separate utility/bar area, five well-proportioned bedrooms, to include principal en suite, and separate, deluxe family bathroom.

Externally, the property enjoys generous sized private driveway, finished in asphalt, matching detached garage/store, and large, fully enclosed, private rear garden, finished in lawn and paved patio area.

Other attributes include gas heating, PVC double glazing and elevated 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	68	70
(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	

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

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