

## 2 Junction Lane, Ballyclare, BT39 9UU



### PRICE Offers Over £349,950

*Positioned on a mature private site extending to circa 0.3 acres. This spacious well presented detached bungalow enjoys a well planned living layout incorporating 3 bedrooms, 3+ receptions, open plan kitchen with living / dining layout and master bedroom with en suite plus walk in wardrobe. Designed and built by the present vendors. Accessed via Lower Ballyboley Road through Junction Road then onto Junction Lane, this is a perfect purchase for the buyer searching for a home in a picturesque rural location yet within a 5 minute drive from Ballyclare Town Centre.*

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**Antrim**  
12 Church Street  
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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 Detached Bungalow**
  - **3 Bedrooms / 3+ Receptions**
- **Open Plan Kitchen With Living / Dining Aspect**
  - **Private Mature Site Circa 0.3 Acres**
  - **Well Regarded Rural Location**
- **PVC Double Glazed Windows / Oil Fired Central Heating**
  - **Far Reaching Views Over Surrounding Countryside**
  - **Detached Garage With Electric Roller Shutter Door**
- **Quality Oak Shaker Kitchen With Stanley Oil Fired Range Cooker**
  - **Modern Deluxe Ensuite / 4 Piece Family Bathroom**



## ACCOMMODATION

Golden oak PVC double glazed front door with leaded glass inset and full height double glazed side screens & fan light.

### SPACIOUS WELL PRESENTED ENTRANCE HALL

Slate flooring extending through into kitchen / dining area.

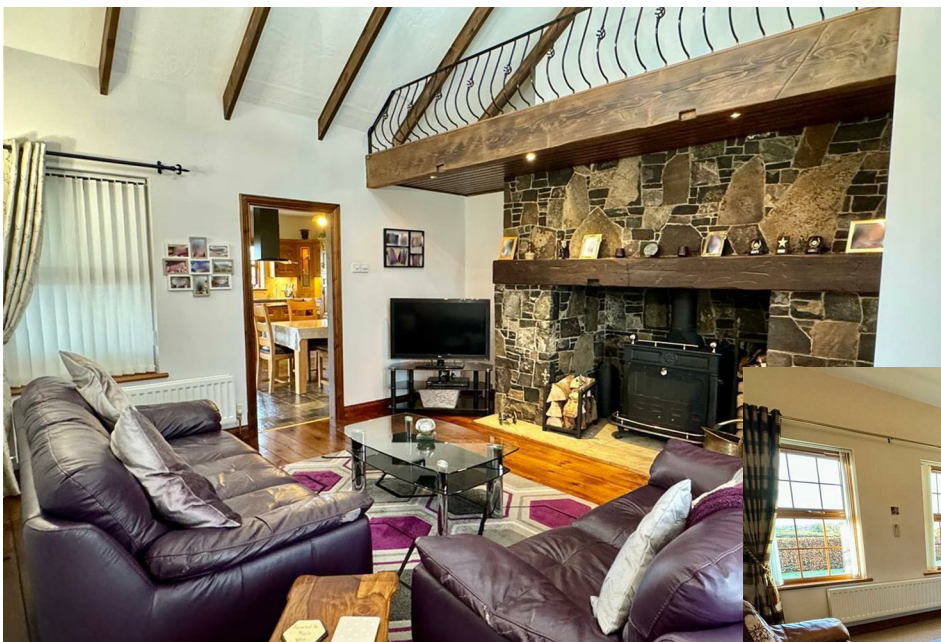


### FAMILY ROOM 17'4" x 13'9"

Feature Inglenook fireplace clad in exposed stone with solid wooden mantle. Inset Stovax cast iron multi fuel stove and stone hearth. Feature vaulted ceiling with exposed beams. Quality hardwood exposed flooring, dual window aspect. Twin wall light facility.

### LOUNGE 17'4" x 13'8"

Inglenook fireplace with with solid wooden mantle and stone hearth. Feature vaulted ceiling and dual window aspect. Twin wall light facility. Twin French doors into:





## LIVING ROOM 17'4" x 12'6"

Quality white oak effect laminate plank flooring. Sliding twin PVC double glazed patio doors with full height side screens enjoying far reaching views over surrounding countryside. Opening out to paved patio / terrace. Open plan into:



## KITCHEN WITH LIVING / DINING ASPECT 21'8" x 14'3"

Equipped with a comprehensive range of high and low level Oak shaker fitted units with contrasting quality worksurfaces in granite veneer overlay. Colour coded single drainer sink unit with swan neck mixer tap. Stanley oil fired range cooker, integrated under fridge and dishwasher. Leaded glass display cabinet. Fixed centre island with granite worksurfaces and fixed overhead extractor fan with glass hood. Complimentary wall tiling.





## UTILITY ROOM 9'8" x 8'10"

Equipped with a range of high and low level oak effect fitted units with contrasting worksurfaces. Single drainer stainless steel sink unit with mixer tap. Part tiled walls, plumbed for washing machine. PVC double glazed door to outside.



Inner hallway leading to:

## BEDROOM 2 13'6" x 13'6"

At max. Grey coloured laminate plank flooring. Built in single wardrobe. Dual window aspect



## FOUR PIECE FAMILY BATHROOM

Comprising corner bath, low flush w.c, pedestal wash hand basin and quarter rounded shower cubicle. Complimentary wall tiling. Tiled floor.



### **BEDROOM 3 12'8" x 12'6"**

Fitted modern 3 bay sliderobe with mirrored centre. Dual window aspect



### **BEDROOM 1 13'6" x 12'8"**

Dual window aspect. Built in walk in wardrobe (5'6" x 4'9" at max)

### **DELUXE EN SUITE**

Comprising button flush w.c, modern vanity unit in gloss white finish with mono bloc tap and large shower enclosure with full height sliding door. Complimentary wall tiling. Tiled floor.





## **OUTSIDE**


Twin electric gates leading to extensive parking forecourt suitable for a variety of vehicles. Private well tended site extending to circa 0.3 acres laid in lawn and screened by mature hedgerows.

## **DETACHED GARAGE 21'3" x 12'7"**

Electric roller shutter door with power and light.

Raised paved patio / terrace area to rear perfect for family barbecues enjoying far reaching views over surrounding countryside.



| 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>                                   | 57                         | 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<br>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.

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