

1 Rathmena Park, Ballyclare, BT39 9HY



PRICE Offers Around £179,950

Positioned on an extensive prime corner site this extended 3 bedroom detached bungalow offers an excellent opportunity to purchase a detached bungalow with a spacious living layout at a realistic price. With PVC double glazing and gas central heating this property has been priced to allow for some modernisation. An early viewing is recommended.

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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

- **Extended Detached Bungalow**
 - **3 Bedrooms**
 - **2+ Receptions**
- **Extensive Prime Corner Site**
- **Detached Garage With Parking Forecourt**
- **PVC Double Glazed Windows And Fascias**
 - **Gas Central Heating**
- **Priced To Allow For Some Modernisation**
 - **Highly Regarded Established Location**
- **Walking Distance To Primary And High Schools**

ACCOMMODATION

OPEN COVERED ENTRANCE PORCH

With quarry tiles.

PVC double glazed front door with double glazed side screens into:-

ENTRANCE HALL

LOUNGE 16'7" x 11'8"

Into bow window. Attractive period style fireplace with marble and granite inset with mahogany surround. Piped for gas fire. Dual wall light facility.

LIVING/ FAMILY ROOM 14'6" x 9'4"

Sliding double glazed patio doors to rear garden.

WALK IN STORAGE/ UTILITY CUPBOARD 7'6" x 5'3"

Open plan into:-

KITCHEN/ DINING ROOM 17'3" x 10'4"

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Single drainer stainless steel sink unit. Open ended corner displays. Twin glass display cabinets. Integrated oven with 4 ring hob and overhead extractor fan housed in matching canopy. Part tiled walls.



BEDROOM 1 12'3" x 9'8"

Laminate floor. Built in wall to wall three bay sliderobes.

BEDROOM 2 10'4" x 8'6"



BEDROOM 3 9'3" x 7'8"

Laminate floor.

BATHROOM

Comprising low flush w.c, pedestal wash hand basin and open shower enclosure with thermostatically controlled shower. Complementary wall tiling.



OUTSIDE


Extensive corner site. Private gardens laid in law to front and side. Driveway to rear with parking forecourt suitable for a number of vehicles.

DETACHED GARAGE 22'4" x 13'3"

At max. Separate low flush w.c.

Private enclosed courtyard style garden to rear. Hardlandscaped for easy maintenance with hexagonal paving and pink stones.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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