

## 6 The Commons, Broughshane, Ballymena, BT43 7JH



### PRICE Offers Over £114,950

This is an incredibly rare opportunity to purchase a deceptively spacious one bedroom mid terraced bungalow occupying a prominent position within this most sought after estate on the outskirts of Broughshane village commanding views to the front over a communal green and mature open countryside. Deceptively spacious throughout, the property benefits from well proportioned living room and bedroom. Finished to an exceptionally high standard having been recently renovated, the property now boasts a luxury fully fitted kitchen with contemporary style units and range of integrated appliances together with modern shower room with large format shower cubicle, PVC clad walls and glazed screen. With the added bonus of PVC double glazed windows and external doors together with a newly fitted "Worcester" gas fired boiler this property offers extremely comfortable living for those looking for a small yet perfectly proportioned property occupying a superb site with a rural outlook within easy access of Broughshane village where all local amenities and facilities are readily accessible.

Only on full internal inspection can one begin to appreciate the quality of finish on this very desirable property.

Early viewing strongly recommended.

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## FEATURES

- Entrance foyer with feature flooring / Part glazed door to;
- Entrance hall with access to large walk-in cloaks storage
- Living room 14'9 x 12'9 (max) with open fire and feature surround / Herringbone style wood laminate floor
- Recently fitted kitchen in navy blue matt finished units / Contrasting wood effect work surfaces
- Integrated oven, hob, fridge, freezer and washing machine
- Large double bedroom 14'9 x 8'6 with dual aspect windows / Herringbone style wood laminate flooring
- Luxury shower room with modern white suite to include large format PVC clad shower cubicle with "Triton" electric shower unit
- PVC double glazed windows and external doors / White Sapelle six panel internal doors / PVC fascia and soffits / Newly installed gas fired central heating with "Worcester" gas boiler
- Asphalt driveway to front with off-street parking / Low maintenance garden in pink stone (suitable to extend driveway for additional parking)
- Fully enclosed and mostly paved rear yard with two large timber sheds / Partially covered patio area

## ACCOMMODATION

PVC entrance door with double glazed, leaded and stained glass entrance door to:

### ENTRANCE FOYER

Herringbone style wood laminate floor. Part glazed door to:

### ENTRANCE HALL

Herringbone style wood laminate floor. Single radiator. PVC double glazed door to rear. Access to:

### LARGE WALK-IN CLOAKS

**8'8 x 3'10 (2.64m x 1.17m)**

(max) Shelving. Meter cupboard. Access to loft.

### LIVING ROOM

**14'9 x 12'9 (4.50m x 3.89m)**

(max) Open fire with painted ornate surround and matching over mantle. Inset floral design tiling. Slate effect tiled hearth. Herringbone style wood laminate floor. Double radiator. Part glazed door to:

### KITCHEN

**10'6 x 6'6 (3.20m x 1.98m)**

Full range of matt navy blue coloured high and low level units with contrasting wood effect work surfaces. One and a quarter bowl black single drainer sink unit with complimentary feature mixer tap. Integrated four ring halogen hob with black polished pyramid style overhead extractor. Mid level combination oven and grill. Integrated fridge, freezer and washing machine. Patterned part tiled walls to work surfaces. Herringbone style wood laminate floor. Single radiator. Storage cupboard with wall mounted. "Worcester" gas fired boiler.

## BEDROOM 1

14'9 x 8'6 (4.50m x 2.59m)

Dual aspect windows. Herringbone style wood laminate floor. Double radiator.

## SHOWER ROOM

8'0 x 5'5 (2.44m x 1.65m)

Modern white suite comprising push button low flush W/C and moulded wash hand basin in vanity unit with antique style mixer tap, patterned tiled splash back and storage below. Large format PVC clad shower cubicle with "Triton T80" electric shower unit and glazed screen. Fully tiled floor. Extractor fan. Polished chrome heated towel radiator.

## OUTSIDE

Low level timber fencing and vehicular gates to asphalt driveway with off street parking. Low maintenance garden to front in pink stone and kerbed edging. Paved pathway and front patio over looking communal green area and open countryside beyond. 6Ft. timber pedestrian gate to fully enclosed rear mostly finished in paved patio. Outside tap and light. External access to former integrated boiler store. 5'4 x 2'6

## TIMBER SHED

13'5 x 9'5 (4.09m x 2.87m)

with double doors and single glazed windows.

## SHED 2

9'3 x 5'6 (2.82m x 1.68m)

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.





Total area: approx. 46.8 sq. metres (504.2 sq. feet)

Photos and Plans by houseflyni.co.uk  
Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>63</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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