

4 Willcroft Meadows, Ballyrobert, Ballyclare, BT39 9XP



PRICE Offers Over £340,000

Situated within the highly sought after Ballyrobert village. This superb spacious detached bungalow has been extensively modernised by the present vendors creating a stylish contemporary home that will ideally suit the purchaser searching for one level living with a turn key style finish throughout. Boasting an open plan living/kitchen/ dining layout with a recently installed Luxury Kitchen the bungalow enjoys far reaching views over the surrounding open countryside and occupies an extensive south facing landscaped site extending to circa 0.3 acre.

> 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

- **Superb Extended Detached Contemporary Bungalow**
 - **3 Bedrooms**
 - **1+ Reception**
- **Open Plan Kitchen / Living / Dining Layout To Rear**
 - **Extensive Landscaped Site of Circa 0.3 Acre**
- **Far Reaching Unspoilt Views Over Surrounding Countryside**
- **Luxury Modern Kitchen With Centre Island / Sun Lounge Extension**
 - **Luxury Wet Room Styled Family Bathroom**
 - **PVC Double Glazing / Oil Fired Heating**
 - **Integral Garage With Parking Forecourt**



ACCOMMODATION

GROUND FLOOR

OPEN COVERED ENTRANCE PORCH

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

WELL PRESENTED ENTRANCE HALL

Quality walnut effect laminate flooring and twin cloak/storage cupboard.



LOUNGE 19'8" x 11'9"

Plus bay window. Corniced ceiling.

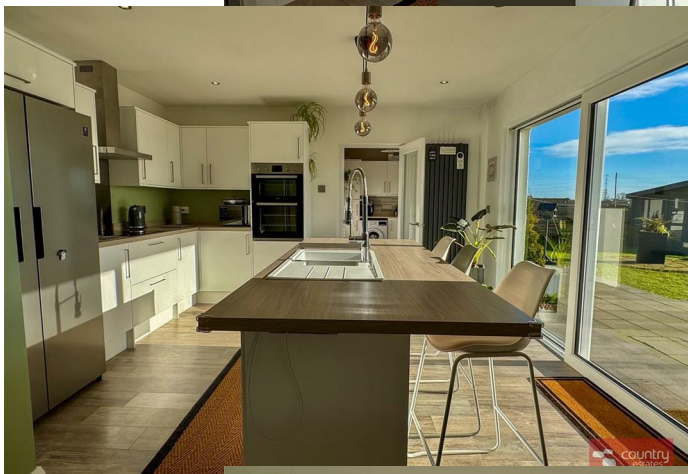


SUPERB OPEN PLAN KITCHEN/LIVING/DINING AREA "30'3 x 13'8"

Equipped with a comprehensive range of high and low level modern fitted units with contrasting work surfaces. Integrated eye level oven with separate 4 ring hob. Overhead stainless steel extractor fan with stainless steel splash back. Integrated dish washer. Space for freestanding American style fridge freezer. Fixed centre island with breakfast bar style return for casual dining. Co-ordinating single drainer sink with flexible hose mixer tap. Sliding double glazed full height patio doors to south facing patio and gardens. Multi fuel cast iron stove on slate hearth in living area. Open plan into:-

SUN LOUNGE EXTENSION 12'3 x 11'6"

Low voltage recessed lighting. Panoramic views over garden and surrounding fields.

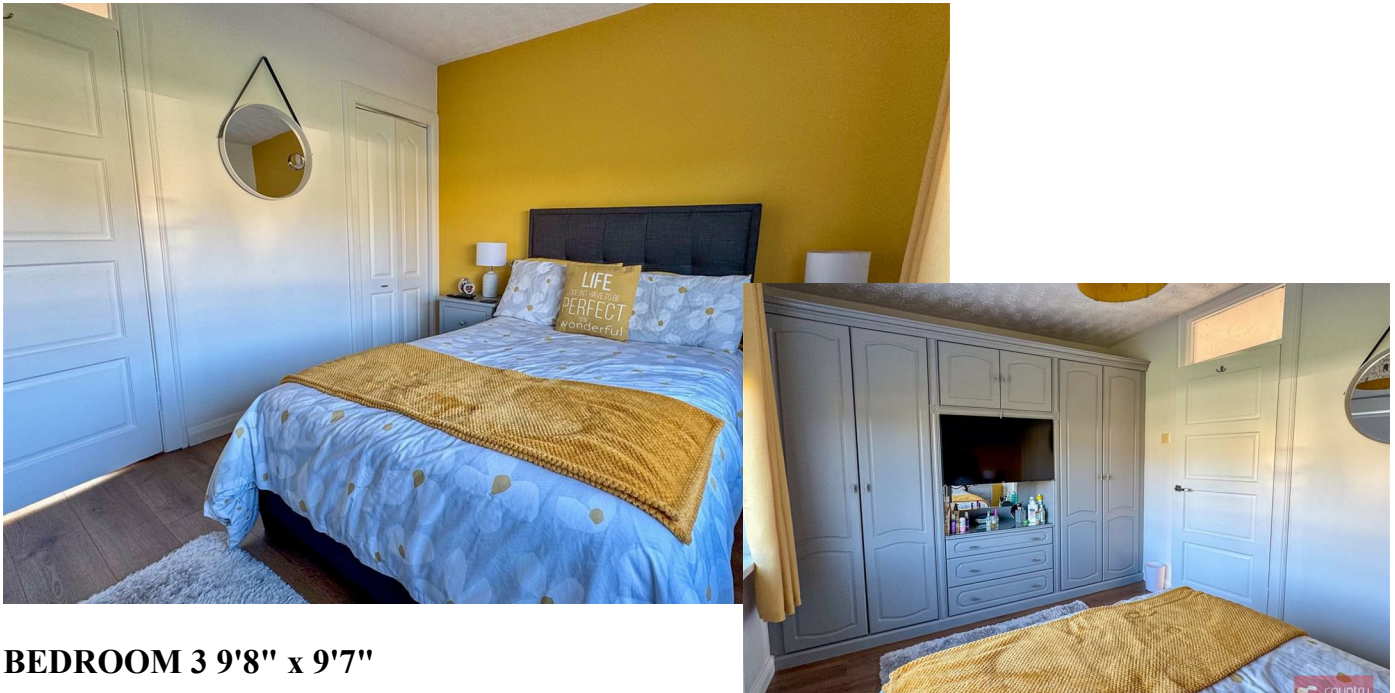


BEDROOM 1 13'8" x 9'8"

Built in double wardrobe. Laminate flooring.

BEDROOM 2 11'0" x 9'8"

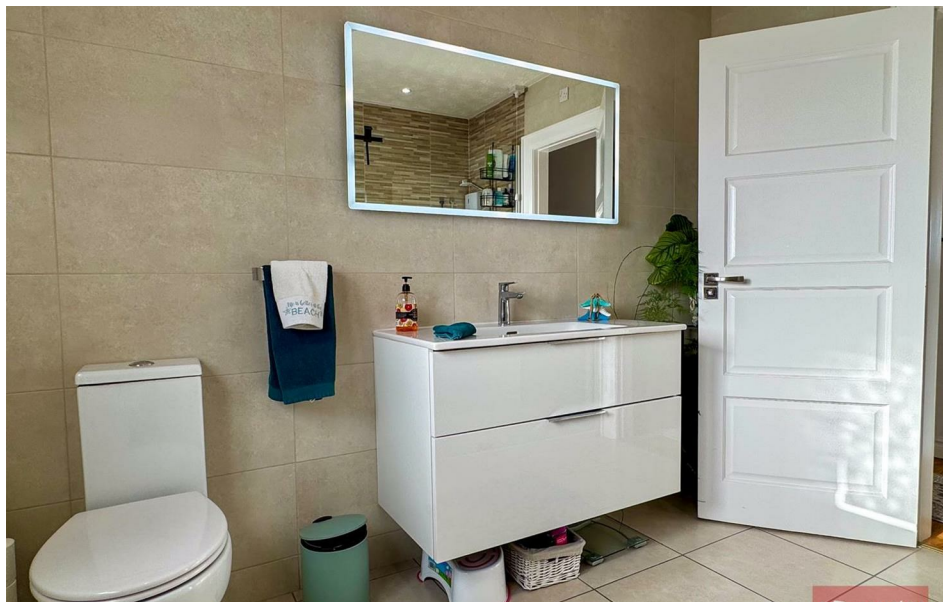
Bespoke fitted wall to wall fitted wardrobes with fixed three drawer dressing table.



BEDROOM 3 9'8" x 9'7"

LUXURY CONTEMPORARY SHOWER ROOM 10'7" x 8'7"

Comprising walk in shower enclosure with full height fixed glass screen and electric shower unit, button flush w.c. and modern floating vanity unit with mono bloc tap. Tiled floor. Fully tiled walls.



MODERN UTILITY ROOM 12'7" x 7'3"

Fitted with a range of modern high and low level units. Inlaid stainless steel sink unit with swan neck mixer tap. Part tiled walls and quality work surfaces with matching upstands. PVC double glazed door to rear. Service door into integral garage.



OUTSIDE

Twin gates to front. Private parking forecourt suitable for a variety of vehicles.


INTEGRAL GARAGE

With roller shutter door. Power and light.

Extensive private garden to side and rear. Site area extending to circa 0.3 acres. Screened by perimeter fence laid in lawn. Stocked with a variety of shrubs and plants. Bordered by open countryside to rear. South facing decked area perfect for evening entertaining and family barbeques.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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