

## 23 Victoria Road, Ballyclare, BT39 9JE



**PRICE Offers Over  
£295,000**

*Positioned on a prime mature corner site this superb 4 bedroom detached bungalow boasts a spacious living layout incorporating 3 receptions including open plan kitchen/ living/ dining area, deluxe family bathroom and master suite with walk through dressing room and luxury en suite shower room. With a high level of interest anticipated an early viewing is advised.*

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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 Spacious Detached Bungalow**
  - **4 Bedrooms**
  - **3 Receptions**
- **Open Plan Kitchen/ Living/ Dining Layout**
- **Master Suite With Dressing Room And En Suite**
  - **Integral Double Garage**
  - **Detached Double Length Garage**
  - **Prime Mature Corner Site**
- **PVC Double Glazing/ Oil Fired Central Heating**
- **Quality Fitted Kitchen With Separate Utility Room**



## ACCOMMODATION

### OPEN COVERED ENTRANCE PORCH

Mahogany effect PVC double glazed front door with leaded glass inset. Full height matching side screens into:-

### WELL PRESENTED ENTRANCE HALL

With exposed quality hardwood floor.

### WALK IN STORAGE/ CLOAK CUPBOARD



### LOUNGE 17'7" x 15'3"

Attractive stone fireplace with matching hearth. Quality exposed hardwood flooring. Coved ceiling. Picture style window with views over garden.



## DINING ROOM 14'6" x 12'9"

At max. Quality exposed hardwood flooring. Picture style window.



## OPEN PLAN KITCHEN/ LIVING/ DINING AREA 20'9" x 11'9"

Approx. Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Inlaid Franke single drainer sink unit with mixer tap. Integrated eye level oven, underoven, 5 ring hob, overhead extractor fan with stainless steel canopy. Integrated dishwasher. Housing for freestanding American style fridge freezer. Open ended corner displays with fixed wine rack. Dual window aspect. Leaded twin glass display cabinets. Polished porcelain floor extending through into:-



## **FAMILY ROOM 12'6" x 18'1"**

Picture style window. Feature style inglenook brick built full height fireplace with slate tiled hearth. Cast iron multi fuel stove.



## **UTILITY ROOM 10'7" x 5'9"**

Modern light oak effect fitted units with contrasting work surfaces. Inlaid single drainer stainless steel sink unit with monobloc tap. Fitted broom cupboard. Plumbed for washing machine. PVC double glazed door to courtyard. Service door into:-



## **INTEGRAL DOUBLE GARAGE 24'6" x 19'8"**

With roller shutter door. Power and light. PVC double glazed door to courtyard.

### **BEDROOM 1/ MASTER SUITE 15'8" x 12'7"**

At max. Coved ceiling. Recessed low voltage lighting.

### **WALK THROUGH DRESSING AREA 7'2" x 4'6"**

Fitted with His and Hers twin double robes with boxed shelving.

### **LUXURY EN SUITE**

Comprising vanity unit with monobloc tap and tiled splashback, button flush w.c. and large fully tiled shower enclosure. Full height twin sliding doors. Light oak effect laminate flooring.



### **BEDROOM 2 12'3" x 9'7"**

### **BEDROOM 3 12'3" x 9'7"**

### **BEDROOM 4 8'3" x 11'0"**

Quality oak effect laminate flooring.



## DELUXE MODERN BATHROOM

Comprising 'P' Shaped bath, fixed curved screen and electric shower unit, button flush w.c. and vanity unit with monobloc tap. Tiled accent wall.



## OUTSIDE

Prime mature corner site.

Gardens to front and side laid in neat law and screened by perimeter hedgerow.

Driveway to front with ample parking for a number of vehicles.

Private enclosed courtyard style garden. Hardlandscaped for easy maintenance with brick paved walkways and terrace area and part laid imitation grass.

## DETACHED DOUBLE LENGTH GARAGE 29'6" x 11'8"

Dual window aspect. Roller shutter door. Power and light.





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>		
(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 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:  
We have not tested any of the systems or appliances at this property.**



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