

1 Village Hill, Straid, Ballyclare, BT39 9WQ



- Detached 'Gatelodge' Style Bungalow
- 3 Bedrooms
- 1+ Reception
- Open Plan Kitchen/ Living/ Dining Layout With Separate Utility Room
- Open Aspect Over Surrounding Fields
- Prime Corner Site
- Deluxe En Suite Shower Room/ White Bathroom Suite
- Detached Garage With Parking Forecourt
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Sought After Village Location

PRICE Offers Over £245,000

Positioned on a superb corner site enjoying far reaching views across the surrounding open countryside this attractive 'Gatelodge' style bungalow is well presented throughout and enjoys 3 bedrooms, modern en suite, spacious lounge and an open plan kitchen with living/ dining aspect. Situated within a popular Village location a high level of interest is anticipated so an early viewing is advised.

> 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

ACCOMMODATION

Front door into:-

ENTRANCE PORCH

French door into:-

WELL PRESENTED ENTRANCE HALL

Tiled floor. Walk in cloak/ storage cupboard.

LOUNGE 16'4" x 12'7"

Attractive horse shoe style cast iron fireplace with wooden surround and granite hearth. Dual window aspect.



OPEN PLAN KITCHEN/ LIVING/ DINING AREA 18'3" x 14'9"

Equipped with a range of high and low level fitted units with contrasting work surfaces. One and half bowl stainless steel sink unit with mixer tap. Integrated double oven with 4 ring hob. Integrated under fridge. Glass display cabinets. Part tiled walls. Tiled floor. Dual window aspect.



UTILITY ROOM 8'3" x 5'0"

Fitted with a range of high and low level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Space for vented tumble dryer. Space for undercounter appliance. Hardwood door to garden.

LARGE ROOF SPACE

Partially floored.

MASTER BEDROOM 12'7" x 10'6"

Dual window aspect with views across surrounding countryside.

DELUXE EN SUITE

Comprising modern vanity unit, button flush w.c. and shower enclosure with thermostatic shower unit. PVC panelled walls. Tiled floor.



BEDROOM 2 12'1" x 10'2"

Built in double wardrobe.

BEDROOM 3 10'3" x 9'4"

FAMILY BATHROOM

White suite comprising panelled bath with telephone shower attachment, tiled splashback, low flush w.c. and vanity unit. Tiled floor.



OUTSIDE

Prime corner site screened by perimeter wall to front.


Garden to front and side in lawn.

Parking forecourt to side with ample parking for 4+ vehicles.

Private enclosed courtyard style garden to rear, laid in lawn, screened by perimeter fence with private paved patio area.

DETACHED GARAGE 19' x 12'



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.**



T: 028 9318 0002
Fiona.hannah@themortgageshop.net

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