

78A Braepark Road, Ballyclare, BT39 9SR



- Impressive Detached Bungalow
- 3/4 Bedrooms
- 2/1 Receptions
- Potential Loft Conversion Extending to Circa 600 Sq Ft
- Quality Farmhouse Style Kitchen Plus Utility Room
- Mature Landscaped Site With Far Reaching Rural Views
- Modern Family Bathroom/ Modern En Suite Shower Room
- Popular Unspoilt Rural Location
- Integral Double Garage With Furnished Cloakroom
- Mahogany Double Glazed Windows And External Doors

PRICE Offers Over £295,000

Positioned on an extensive mature site enjoying far reaching unspoilt views extending across the surrounding open countryside. This attractive detached bungalow enjoys an adaptable living layout comprising 4 or 3 bedrooms, 1 or 2 receptions, farmhouse style kitchen with matching utility room and modern ensuite. The property further benefits from a reception style entrance hall designed to facilitate a staircase as the roof space offers an opportunity for 600 sq ft of further accommodation if required (subject to planning approvals). Externally there are well kept mature gardens a large parking forecourt and an integral double garage. 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

OPEN PORCH

Mahogany double glazed front door and matching double glazed side screens. into:-

RECEPTION STYLE ENTRANCE HALL 15'1" x 10'1"

Laminate flooring. Twin mahogany panelled doors in bevelled glass to:-

BEDROOM 4 / FAMILY ROOM 14'9" x 11'7"

Hole in wall open fireplace. Raised granite hearth. Twin front windows with far reaching rural views. Laminate strip flooring.

LOUNGE 20'3" x 11'3"

Into bay window. Attractive period style fireplace in oak surround with matching contrasting granite inset with matching hearth. Laminate flooring. Far reaching views over open countryside extending to Cavehill.



FARMHOUSE STYLE KITCHEN 13'11" x 10'10"

Range of quality high and low level units in painted oak finish and matching wood effect work surfaces. Glazed display cabinet. Window pelmet. Built in 4 ring gas hob and electric double oven set into tiled inglenook recess with overmantle. Built in fridge. Built in freezer. Stainless steel sink unit with swan neck mixer tap. Built in dishwasher. Complimentary wall tiling. Matching ceramic tiled floor throughout.

UTILITY ROOM 10'2" x 6'9"

Fitted range of matching high and low level painted oak units and matching wood effect work surfaces. Stainless steel sink unit with swan neck mixer tap. Ceramic tiled flooring. Solid mahogany stable door to rear. Separate service door to garage.



HALLWAY

With laminate flooring. Access to roofspace. NB roofspace extends to circa 600 Sq Ft. Built in attic trusses suited for ease of conversion to provide extra accommodation. (subject to all necessary statutory consents).

BEDROOM 3 11'10" x 10'6"

Laminate flooring. Built in double wardrobe.

BEDROOM 2 13'8" x 10'10"

Laminate flooring. Built in double wardrobe. Twin windows.



BEDROOM 1 11'6" x 10'10"

Laminate flooring. Built in double wardrobes. Twin windows.

EN SUITE SHOWER ROOM

Modern suite comprising low flush w.c. Pedestal wash hand basin. Fully tiled double shower cubicle with mains shower unit. Sliding screen doors. Ceramic tile floor.



MODERN FAMILY BATHROOM

White suite comprising panelled bath with fixed shower screen and electric shower unit. Low flush w.c. Vanity unit with bowl sink and mono bloc mixer tap. Ceramic tile floor in windsor pattern. Hot press with lagged cylinder and immersion heater.



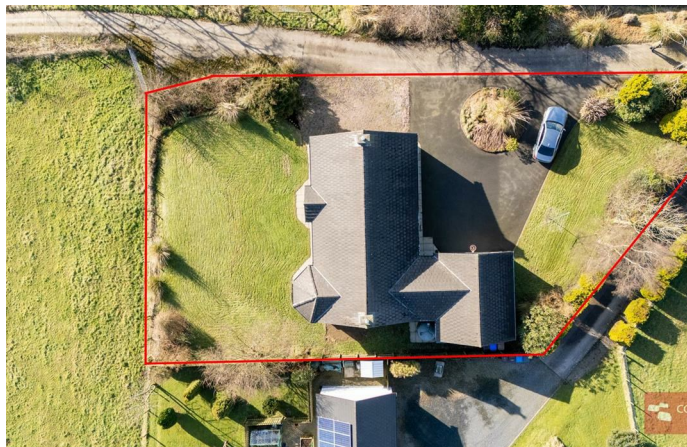
OUTSIDE

Accessed via shared concrete surfaced lane, off Braepark Road.

Occupying a mature landscaped site extending to circa 0.2 acre laid mainly in lawn and stocked with a variety of trees and shrubs. Enjoying unspoilt far reaching rural views over Six Mile River Valley extending towards Cavehill.

INTEGRAL GARAGE 21'2" x 17'8"

PVC roller door. Service door to utility room. Fluorescent lighting and power points.
Cloakroom off with 2 piece suite comprising low flush w.c. Pedestal wash hand basin.



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.



You Talk. We Listen.

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