

135A. Ballymena Road, Ballyclare, BT39 0TN



PRICE Offers Over £299,950

Superb detached bungalow situated on a private mature landscaped site extending to circa 1/2 acre enjoying far reaching rural views over the surrounding countryside. The accommodation briefly comprises 4 bedrooms, 2+ receptions, open plan shaker kitchen with living/ dining aspect, deluxe family bathroom and en suite shower room. Externally there is an integral double garage and a detached double aluminum framed garage/ store. This home will interest the purchaser searching for a well planned spacious living layout within an enviable rural location at a realistic price. Viewing is highly recommended.

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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 Detached Bungalow**
 - **4 Bedrooms**
 - **2+ Receptions**
- **Extensive Mature Site Extending To 0.5 Acre**
 - **Open Plan Kitchen/ Living/ Dining**
- **Deluxe Modern Four Piece Family Bathroom/ En Suite Shower Room**
- **Integral Double Garage/ Detached Workshop With Adjoining Store**
 - **PVC Double Glazed Windows/ Oil Fired Central Heating**
 - **Far Reaching Views Over Open Countryside**
 - **Highly Regarded Unspoilt Rural Location**



ACCOMMODATION

GROUND FLOOR

ENTRANCE

PVC double glazed front door with multi point locking system and twin double glazed side panels into:-

ENTRANCE HALL

Oak effect laminate flooring.

ADJOINING PVC DOUBLE GLAZED CONSERVATORY 14'8" x 8'0"

Oak effect laminate flooring. Delightful views of over surrounding gardens and open countryside.



LOUNGE 19'4" x 12'7"

Solid mahogany fireplace with granite surround and hearth. Feature bay window. Recessed ceiling lighting.



OPEN PLAN KITCHEN/ DINING AREA 21'10" x 12'9"

At Max. Equipped with a comprehensive range of shaker style high and low level units with contrasting work surfaces. Inlaid stainless steel sink unit with mixer tap and drying tray. Inlaid 4 ring electric hob with overhead stainless steel extractor unit and eye level oven. Recess and plumbing for dishwasher. Recess for fridge freezer. Freestanding island unit. Splashback tiling. Recessed ceiling lighting. Twin PVC double glazed French doors to rear gardens.



REAR HALL

With back door accessing rear garden.

UTILITY ROOM 13'0" x 6'6"

Range of high and low level units with work surfaces. Inlaid stainless steel sink unit with mixer tap and drying tray. Splashback tiling. Oil fired central heating boiler. Recess and plumbing for automatic washing machine. Recess for tumble dryer.



BEDROOM 1 13'0" x 10'5"

Built in three bay modern sliderobe.

EN SUITE SHOWER ROOM

With three piece coloured suite comprising corner shower cubicle with sliding screen door and electric shower over, low flush w.c. and wash hand basin. Wall mounted mirror.



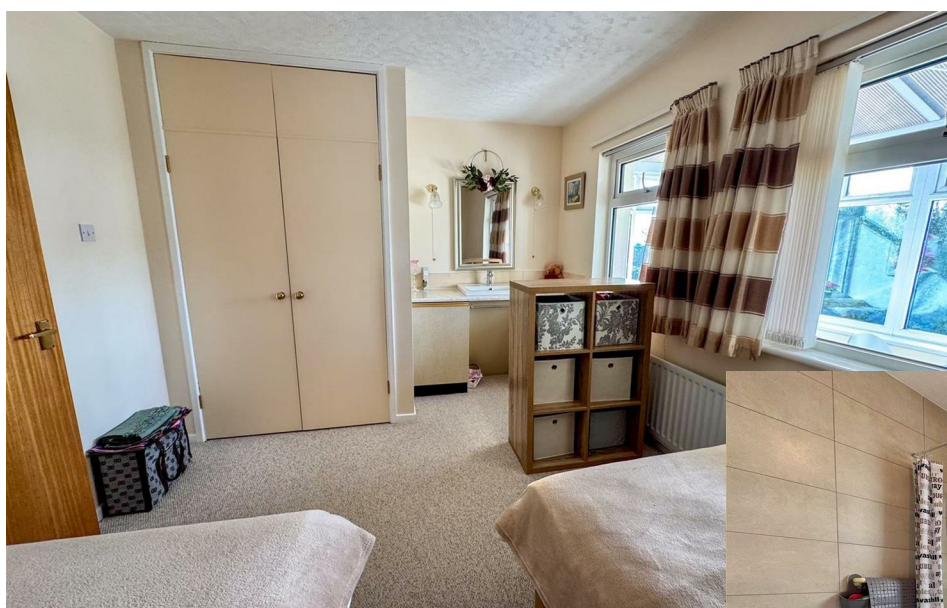
BEDROOM 2 15'8" x 10'4"

Built in double wardrobe. Modern vanity unit with twin wall light facility. Dual window aspect.

BEDROOM 3 13'1" x 10'0"

BEDROOM 4 9'6" x 8'0"

Presently used as home office/ study. Integrated shelving.



DELUXE MODERN BATHROOM

Comprising panelled bath with fixed shower attachment, open shower enclosure with fixed full height glass screen and electric shower unit, button flush w.c. and modern vanity unit.



OUTSIDE

Situated in a convenient rural location occupying a superb modern elevated site extending to 1/2 acre. Conveniently positioned 2 miles from Doagh Village.

Gated entrance into extensive stone driveway and parking forecourt.

Spacious landscaped extensive gardens laid mainly in lawn, stocked with a variety of shrub beds and trees.

Far reaching views over the surrounding rural countryside. Raised patio/ terrace to rear. Perfect for evening entertaining.

INTEGRAL DOUBLE GARAGE 17'0" x 16'10"

Up and over double door. Electric lights and power points. Radiator. Integrated shelving. Gable side window. Access to fully floored roof space via temporary staircase. 2 No velux windows. Electric light and power points.

DETACHED ALUMINIUM FRAMED WORKSHOP 28'0" x 20'0"

With electric roller doors. Concrete base with 6ft car pit. Felt under roofing.

Electric lights and power points. 2 No twin vehicle doors.

ADJOINING STORE 19'5" x 12'8"

At widest points.



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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	57	65
(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.

Relying on a mortgage to finance your new home?

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