



FOR SALE

14 Carntall Road

Ballyclare, BT39 9NS,

Offers over £259,950



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Nest Estate Agents are thrilled to bring to the market this stunning three bedroom detached bungalow situated along the Carntall Road. This property has under gone extensive modernisation and has been finished to a beautiful standard by the current owners. Renovation completed to include full re-wire throughout, new fuse board fitted (2019) and replumbed throughout to include new radiators, new hot water tank with benefits of new pressurised system and smart heating system.

Internally the property comprises entrance porch, hallway, lounge with open fire, three spacious bedrooms, open plan kitchen/dining/living area, separate utility room and contemporary family bathroom. Externally the property occupies a prime site with countryside views, newly finished raised patio area, front lawn and private driveway finished in decorative stones. Other attributes include oil heating, PVC double glazed windows, rural views and convenient location. This property is set on a generous, private site, the exterior features a beautifully paved seating area with loose feature lighting, and private driveway with ample parking for multiple cars. Ideally located close to local schools, public transport links, and with the M2 motorway and A8 dual carriageway just a short drive away, Belfast city centre and surrounding towns are easily accessible—making this an ideal home for families and commuters alike. We anticipate there will be high interest in this property and encourage early viewing to avoid disappointment- you can contact us on 028 9343 8090 to arrange a viewing or hit the 'enquire now' button for one of our agents to call you.

PORCH

5'8 x 7'8 (1.73m x 2.34m)

Composite external door. Recessed spotlights. Tiled flooring.

HALLWAY

6'9 x 14'8 & 20'11 x 3'6 (2.06m x 4.47m & 6.38m x 1.07m)

Engineered hardwood flooring. Recessed spotlights. Access to partially floored roof space with light and power.

LIVING ROOM

14'6 x 13'11 (4.42m x 4.24m)

Wood effect laminate flooring. Open fire with ornate tiled hearth and surround. Cornice ceilings. Wired for CAT 6 ethernet cables and tv aerial. Brushed stainless steel sockets.

KITCHEN

22' x 15'4 (6.71m x 4.67m)

Range of luxury style matt units with contrasting black handles and slimline worktops. Composite sink and drainer with mixer tap. Overhead integrated extractor fan. Integrated eye-level double oven and microwave. Pull out full height pantry. Ardour cupboard with plugs for appliances. Integrated dishwasher. Herringbone flooring. Recessed spotlights. USB sockets. Oval vertical radiator.

UTILITY

4'5 x 9'4 (1.35m x 2.84m)

Range of storage units finished in matt seafoam green. Plumbed for appliances. Hot press with water tank. Herringbone flooring. Recessed spotlights.

REAR PORCH

5'5 x 4'2 (1.65m x 1.27m)

uPVC external door.

BATHROOM

8'2 x 8'11 (2.49m x 2.72m)

Contemporary four piece suite comprising panelled bath with mixer taps, floating vanity unit with

integrated handles, seamless curved resin basin and black mixer tap. Low flush w/c. Large walk-in shower with electric rainfall unit and telephone attachment. Fully tiled walls. Tiled flooring. Recessed spotlights.

BEDROOM 1

12'11 x 10'5 (3.94m x 3.18m)

Built-in wardrobe. Wood effect herringbone laminate flooring.

BEDROOM 2

12'11 x 9'2" (3.94m x 2.79m)

Wood effect laminate flooring.

BEDROOM 3

10'4 x 9'11 (3.15m x 3.02m)

Engineered wood flooring.

GARAGE

23'9 x 9'8 (7.24m x 2.95m)

Electric roller door. Full height ceiling offering plenty of storage.

OUTSIDE

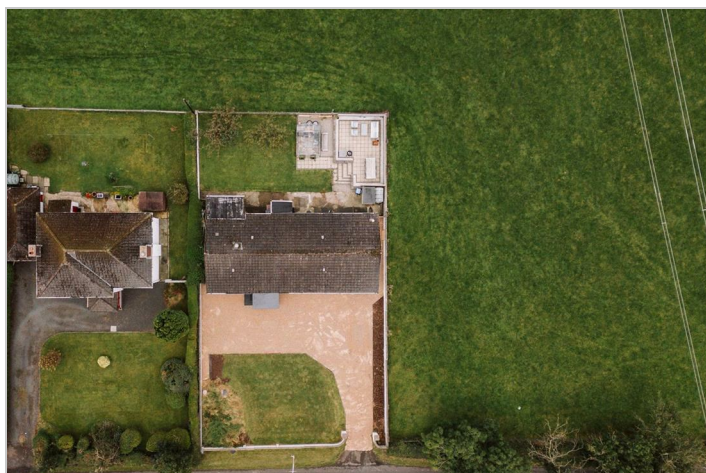
Private driveway offering off road parking, front lawn. Surrounding brick wall and wooden fence. Enclosed rear garden finished in lawn and paved patio area, Countryside rural views. Outside lights. Outside tap.

External power sockets. 6x4 Shed with power and light. Greenhouse which has been wired for electrics.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.

Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations- contact us via email hello@nestestateagents.com or telephone 028 9343 8090.



Road Map



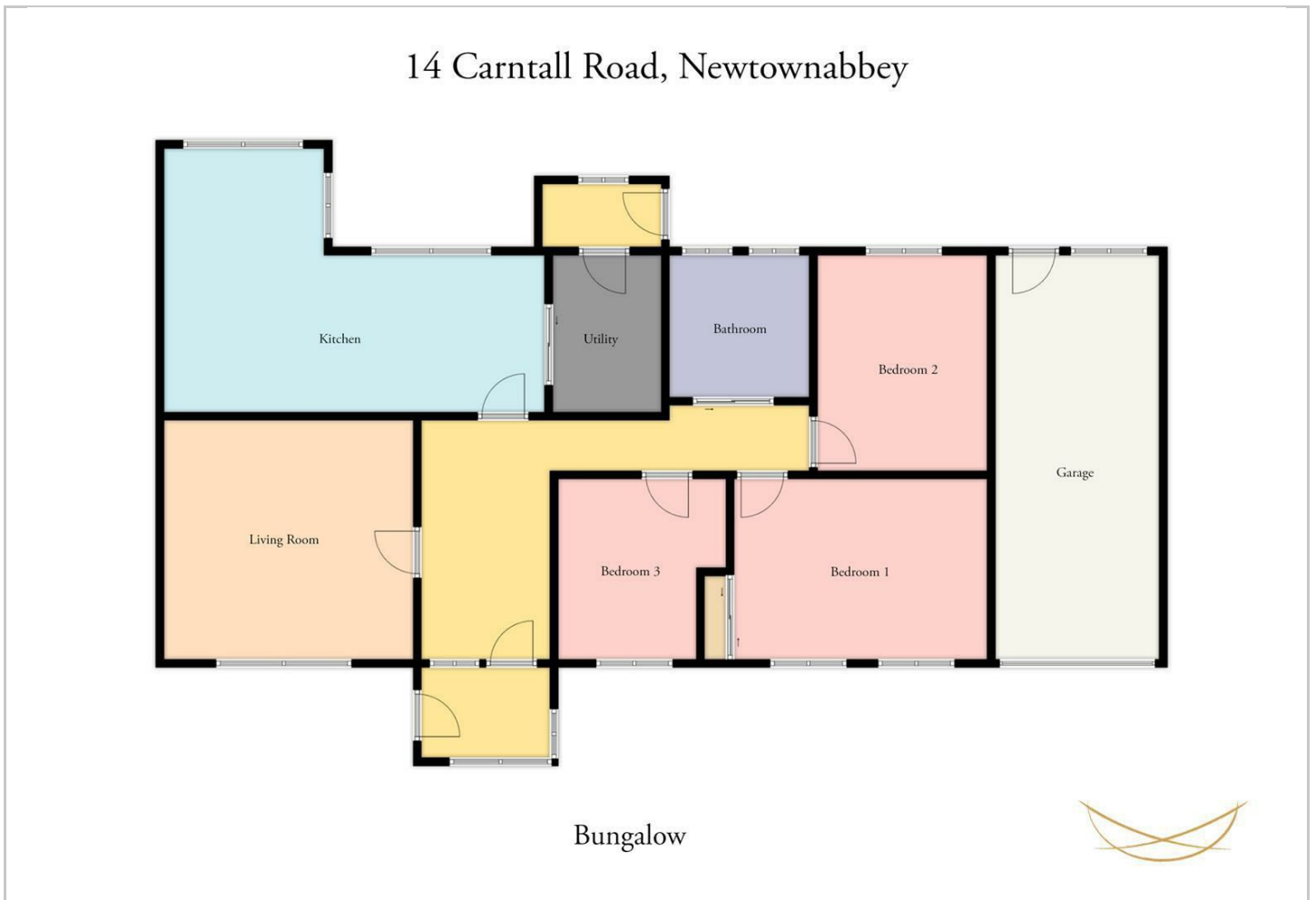
Hybrid Map



Terrain Map



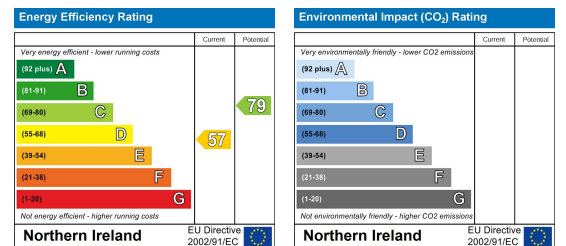
Floor Plan



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.