

29 Cogry Road, Ballyclare, BT39 9JG



- **Detached Extended Cottage**
- **3 Bedrooms**
- **1+ Reception**
- **Extensive Mature Site Extending to Circa Acre 0.5 Acre**
- **Popular Convenient Rural Location**
- **Deluxe Shaker Style Fitted Kitchen With Casual Dining Area**
- **Modern Family Bathroom / Far Reaching Views Over Surrounding Countryside**
- **Triple Glazed Windows / Oil Fired Central Heating**
- **Large Detached Timber Garage / Large Timber Shed**

PRICE Offers Over £249,950

Positioned on an extensive mature site extending to circa 0.5 Acre. This attractive cottage styled detached bungalow will interest the purchasers searching for a picture postcard home within a popular rural location at a realistic price. Enjoying a practical layout incorporating 3 bedrooms, lounge with casual dining aspect, modern family bathroom and a recently installed quality shaker fitted kitchen. Externally the property is surrounded by unspoilt open countryside yet Ballyclare town centre is within a two minute drive. With far reaching views over the surrounding countryside we believe the new buyer will feel moved to adopt a whole new lifestyle.

> 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

GROUND FLOOR

Mahogany effect PVC double glazed door with leaded glass inset into:-

ENTRANCE PORCH

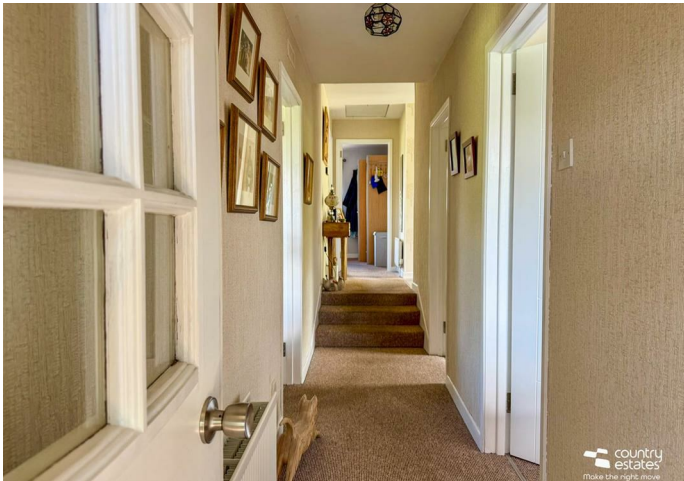
Entrance door into:-

SPACIOUS HALLWAY

Access to roofspace mainly floored with light.

LOUNGE WITH CASUAL DINING ASPECT 21'3" x 8'9"

Dual window aspect. Attractive cast iron open fireplace with ornate tiled inset and wooden surround on slate tiled hearth. Views over surrounding countryside.



MODERN SHAKER KITCHEN / BREAKFAST AREA

Equipped with a comprehensive range of high and low level shaker style fitted units in ivory effect finish with contrasting worksurfaces. Inlaid single drainer stainless steel sink unit with swan neck mixer tap. A range of integrated appliances including eye level oven with separate four ring hob, overhead extractor fan housed in stainless steel chimney with glass canopy, dishwasher and fridge freezer. Full height larder style cupboard. Plumbed for washing machine.



BEDROOM 1 12'8" x 9'7"

Views over paddock extending over countryside.

BEDROOM 2 12'3" x 9'0"

Views over surrounding countryside.



BEDROOM 3 9'0" x 8'7"

Presently used as home office.

MODERN FAMILY BATHROOM

Comprising button flush w.c, modern vanity unit with mono block tap and panelled bath with fixed shower screen and electric shower unit.




OUTSIDE

Large private mature site extending to circa acre 0.5 Acre. Laid mainly in grass and stocked with a variety of trees and shrubs. Driveway to side to rear extensive parking area perfect for a variety of vehicles. Paddock area screened perimeter fence. Timber Garage 18'3" X 9'8" with power and light. Roller shutter door. Timber Shed partitioned into two areas Tool Store 10'6" X 9'8" With power and light. Stable 8'2" X 9'8"





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.

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

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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