



162 Ballyrobert Road, Ballyclare, BT39 9RT

- Extended, Detached Bungalow
- Kitchen
- Oil Heating
- Private Driveway
- Gardens Front and Rear
- Three Bedroom; Two Reception
- Bathroom
- Double Glazing
- Garage Base
- Convenient Location

Offers Over £169,950

EPC Rating F





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glass panelled front door. Quarry tile floor.

#### LOUNGE 12'9" x 11'2" (wps)

Bay window to front elevation. Open fire in granite fireplace with matching hearth and contrasting surround. Quarry tile floor.

#### KITCHEN 14'10" x 6'5"

Cooker point. Stainless steel sink with draining bay. Hotpress. Quarry tiled floor. Glass panelled door leading to:

#### FAMILY ROOM 20'8" x 8'2"

Dual aspect windows. PVC double glazed French door leading to driveway and rear garden. Tiled floor. Access to store. Access to second store with oil fired central heating boiler.



### **BEDROOM 1 14'11" x 9'10"**

Rural views to side elevation. Exposed tongue and groove timber flooring.

### **BEDROOM 2 12'9" x 11'2" (wps)**

Bay window to front elevation enjoying rural views. Open fire in granite fireplace with matching hearth and contrasting surround. Exposed tongue and groove timber flooring.

### **BEDROOM 3 9'2" x 8'2"**

Exposed tongue and groove timber flooring.

### **BATHROOM**

Coloured, three piece suite comprising bath, pedestal wash hand basin and WC. Half tiling to walls. Tiled floor.

### **EXTERNAL**

Front garden finished in lawn and shrubs.  
 Generous sized private driveway finished in tarmac.  
 Entrance porch.  
 External lighting.  
 PVC soffits, fascia and rainwater goods.  
 Concrete garage base.  
 Large rear garden finished in lawn and paving.  
 Outside tap.  
 PVC oil storage tank.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.







**Extended, three bedroom, detached bungalow, occupying a generous sized site, situated on the periphery of Ballyrobert village, Ballyclare.**

**The property comprises entrance hall, bay-fronted lounge, separate family room, kitchen, three bedrooms, and bathroom.**

**Externally, the property enjoys private driveway area, garage base, and gardens front and rear.**

**Other attributes include oil heating, double glazing, rural views and convenient location.**

**The property is in need of modernising and maintenance, as generously reflected within marketing figure.**

**Early viewing highly recommended.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		59
(39-54) <b>E</b>	30	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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