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28 Castlebrook Avenue, Ballynure, BT39 9GX

- Semi Detached Home
- Modern Fitted Kitchen
- En Suite Shower Room
- Generous Sized Private Driveway
- Fully Enclosed Rear Garden
- Three Bedroom; Two Reception
- Bathroom; White Suite
- Oil Heating; PVC Double Glazing
- Matching Detached Garage
- Village Setting

Offers Over £194,950

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, double glazed front door. Tiled floor. Stairwell to first floor. Access to under stairs store.

#### LOUNGE 17'7" x 11'3" (wps)

Cast iron, wood burning stove on tiled hearth. Glass panelled French doors leading to:

#### DINING ROOM 12'5" x 9'1"

Wood laminate floor covering. PVC double glazed French doors leading to rear garden.



## **KITCHEN 11'8" x 8'6"**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor. Hardwood, double glazed door leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to shelved hot press and roof space.

### **PRINCIPAL BEDROOM 14'4" x 11'6" (wps)**

### **EN SUITE SHOWER ROOM**

White, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled main shower unit. Fully tiled walls.

### **BEDROOM 2 18'4" x 9'1"**

### **BEDROOM 3 9'8" x 8'7"**

### **BATHROOM**

White, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Part tiling to walls.

### **EXTERNAL**

Generous sized private driveway finished in tarmac.

Front garden finished in lawn.

Tiled entrance canopy.

External lighting.

Electric car charging point.

Fully enclosed rear garden finished in lawn, paved patio area and raised beds with range of plants, trees and shrubbery.

Outside tap.

PVC oil storage tank.

### **MATCHING DETACHED GARAGE 18'7" x 11'1"**

PVC coated roller shutter door. Separate service door to rear garden.

Power, light and oil fired central heating boiler.

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

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



**Well presented, three bedroom/two reception, semi detached home with matching detached garage, situated within the popular Castlebrook development, Castle Road, Ballynure.**

**The property comprises entrance hall, lounge, dining room, kitchen, three bedrooms, to include principal en suite, and separate family bathroom.**

**Externally, the property enjoys generous sized private driveway, matching detached garage, and fully enclosed rear garden.**

**Other attributes include oil heating, PVC double glazing, electric car charging point, and village setting.**

**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>	<b>64</b>	<b>68</b>
(39-54) <b>E</b>		
(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	

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