



## 2 Castle Grove, Ballycorr Road, Ballyclare, BT39 9AD

- Modern, Family Sized Detached Home
- Lounge; Family Room
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Four Well-Proportioned Bedrooms
- Kitchen Through Living / Dining Room
- Deluxe Bathroom; En Suite Shower Room
- Private Driveway; Garage
- Elevated Rural Views

Offers Over **£425,000**

EPC Rating B





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, double glazed front door. Tiled floor. Stairwell to first floor.

#### LOUNGE 16'2" x 13'8"

Cast iron, wood burning stove on slate hearth. Timber flooring.

#### FAMILY ROOM 13'8" x 11'8"

Timber flooring.

#### KITCHEN THROUGH LIVING / DINING ROOM 28'9" x 18'8" (wps)

Luxury fitted kitchen with range of high and low level storage units with contrasting solid quartz worktop. Matching breakfast bar area. Ceramic double sink unit. Integrated, touch screen, Neff induction hob with extractor hood over. Integrated, Neff double oven. Integrated fridge freezer and dishwasher. Solid quartz splashback and upstands to walls. Tiled floor. Access to under stairs store. PVC double glazed French doors leading to rear garden.



### **UTILITY ROOM 7'3" x 6'9"**

Range of fitted high and low level storage units with contrasting quartz effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Tiled floor. PVC double glazed door to rear garden.

### **FURNISHED CLOAKROOM**

Contemporary, white, two piece suite comprising vanity unit and WC. Half tiling to walls. Tiled floor.

### **FIRST FLOOR**

#### **LANDING**

Informal sitting/study area. Access to shelved hot press and partially floored roof space via slingsby style ladder.

### **PRINCIPAL BEDROOM 13'9" x 11'9"**

#### **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Tile feature walls. Chrome towel radiator. Tiled floor.

#### **BEDROOM 2 15'5" x 13'9" (wps)**

#### **BEDROOM 3 13'8" x 11'8"**

#### **BEDROOM 4 13'9" x 10'1"**

#### **DELUXE FULLY TILED BATHROOM**

Contemporary, white, four piece suite comprising freestanding bath, separate over sized shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Chrome towel radiator.

### **EXTERNAL**

Generous sized private driveway finished in tarmac.

Front garden finished in lawn

Stone clad entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden finished in lawn, paved patio area, paved slabs and slate chippings.

Outside tap.

External power points.

PVC oil storage tank.

### **LARGE MATCHING DETACHED GARAGE 21'6" x 14'9"**

PVC coated roller shutter door. Separate PVC double glazed 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.

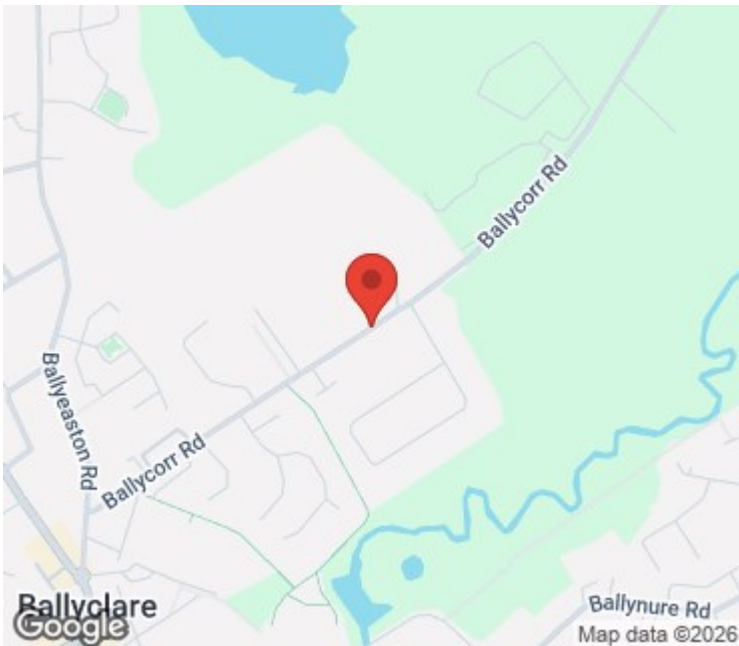
**Immaculately presented, recently constructed, family sized detached home with large matching detached garage, occupying a prime site with elevated rural views to rear, situated within a select development off Ballycorr Road, Ballyclare.**


**The property comprises entrance hall, lounge, family room, kitchen through living / dining room, modern fitted kitchen, utility room, furnished cloakroom, four well-proportioned bedrooms, to include principal en suite, and separate deluxe family bathroom, both with contemporary white sanitary ware.**

**Externally, the property enjoys generous sized private driveway, matching detached garage, and gardens to front, side and rear, finished mainly in lawn and paved patio area.**

**Other attributes include oil heating and PVC double glazing.**

**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>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</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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