



**Brian
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.co.uk

8 Heathdor Drive, Ballygally, Larne, BT40 2QU

Offers Over £299,950

FEATURES

- **DETACHED BUNGALOW**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **ALARM SYSTEM**
- **STUNNING VIEWS OF THE SURROUNDING COUNTRYSIDE**
- **THREE RECEPTION ROOMS**
- **FITTED KITCHEN - INTEGRATED APPLIANCES**
- **SEPARATE UTILITY ROOM**
- **SHOWER ROOM - MODERN WHITE SUITE**
- **FOUR BEDROOMS**
- **ENSUITE BATHROOM - MODERN WHITE SUITE**
- **INTEGRAL GARAGE - UP AND OVER DOOR**
- **REAR GARDEN IN LAWN**
- **FRONT GARDEN IN LAWN WITH MATURE SHRUBS**
- **SPACIOUS TARMAC DRIVEWAY**
- **HIGHLY DESIRABLE RESIDENTIAL LOCATION**
- **ONLY A SHORT DISTANCE TO THE FAMOUS ANTRIM COAST ROAD AND LOCAL BEACH**
- **CHAIN FREE**

Situated in the picturesque seaside village of Ballygally, it is a pleasure to offer for sale this excellent detached bungalow.

Occupying a mature, elevated site, in a highly desirable residential location, this excellent family home, affords comfortable living accommodation which will no doubt appeal to a broad section of the market.

The property comprises of a lounge, family room, dining room, fitted kitchen with integrated appliances, separate utility room, shower room with modern white suite, four bedrooms and ensuite bathroom with a modern white four piece suite.

Enjoying stunning views to the surrounding countryside, the property has a rear garden laid to lawn and a front garden, again, in lawn with an abundance of mature shrubs.

Complete with integral garage and a spacious tarmac driveway with entrance gates, the property is within walking distance to the famous Antrim Coast Road, local beach and many other local attractions.

Viewing is highly recommended and is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE: Feature fireplace. Large picture front and side windows affording stunning views to the surrounding countryside.

FAMILY ROOM: Feature fireplace. Tongue and Groove ceiling.

DINING ROOM: Large picture window, which, again, affords views to the surrounding countryside.

KITCHEN: Range of fitted upper and lower level units. Integrated electric hob, double oven and extractor fan. One and a half bowled stainless steel sink unit. Plumbed for dishwasher. Tongue and Groove ceiling.

UTILITY ROOM: Fitted sink. Plumbed for automatic washing machine.

BEDROOM (1):

ENSUITE BATHROOM: Modern white suite incorporating push button W.C., vanity wash hand basin, bidet and free standing bath. Separate shower cubicle. Tiling.

BEDROOM (2): Currently used as a study.

BEDROOM (3):

BEDROOM (4): Built in storage.

SHOWER ROOM: Modern white suite incorporating push button W.C., feature floating wash hand basin and separate shower cubicle. Tiling.

Outside

INTEGRAL GARAGE: With up and over door.

GARDENS: Rear garden in lawn. Front garden in lawn with mature shrubs. Spacious tarmac driveway with entrance gates



Approximate total area⁽¹⁾
1733 ft²
160.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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