



92 BALLYEASTON ROAD

Ballyclare Ballyclare BT39
 9BS

- Detached Bungalow
- 3 Bedrooms
- Lounge
- Fitted Kitchen / Diner
- Modern Shower Room
- PVC Double Glazing / Oil
- Detached Garage
- Superb Parking

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

Offers Around £219,950

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Ballyclare, Ballyclare, BT39 9BS



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator

LOUNGE

15'7" x 12'0" (4.75m" x 3.66m")

Feature fireplace, granite inset, stone surround, multi fuel burning stove, wood laminate flooring, radiator

KITCHEN / DINER

16'5" x 9'8" (5.00m" x 2.95m")

Range of high and low level units, formica worktop, single drainer sink unit, built in double oven, ceramic

hob, extractor fan, fridge / freezer space, partly tiled walls, tiled floor, radiator, pvc double glazed sliding patio doors to rear.

UTILITY ROOM

6'9" x 5'7" (2.06m" x 1.70m")

Matching high and low level units, worktop, stainless steel single drainer sink unit, oil boiler, space for washing machine, tiled floor, pvc double glazed back door

BEDROOM 1

11'10" x 11'3" (3.61m" x 3.43m")

Built in sliding robes, radiator

BEDROOM 2

13'8" x 9'8" (4.17m" x 2.95m")

Built in sliding robes, radiator

BEDROOM 3

11'9" x 10'4" (3.58m" x 3.15m")

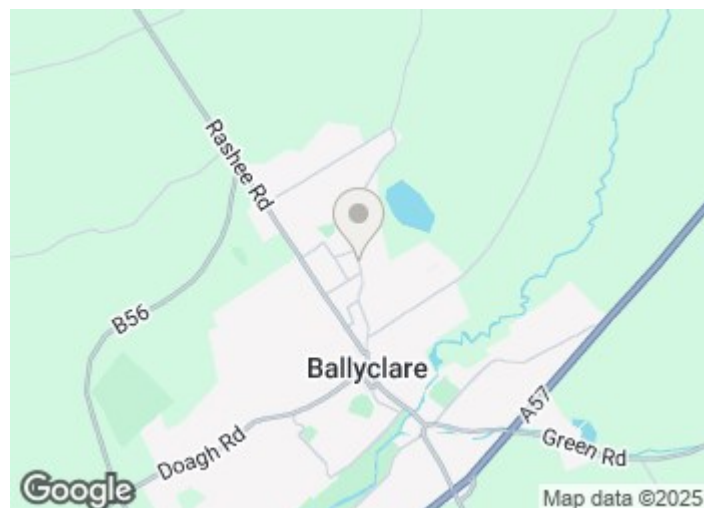
Wood laminate flooring, radiator

BATHROOM

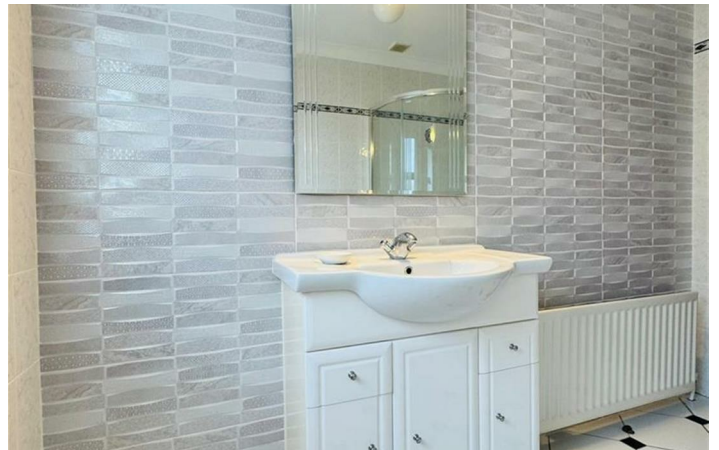
Chrome corner shower cubicle, Mira shower, vanity unit, low flush wc, fully tiled walls, tiled floor, radiator

OUTSIDE

Tarmac driveway for ample parking leading to a detached garage with roller shutter door, light & power, wc Tarmac area to front for extra parking, shrub beds Large tarmac area to rear for ample parking and turning space Paved patio area



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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