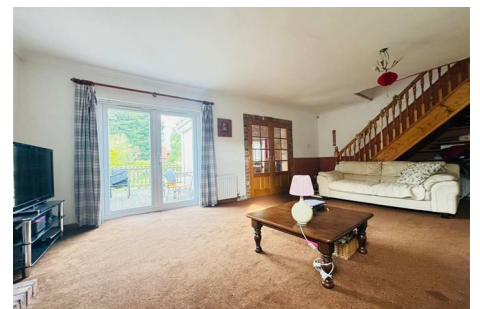




34 BALLYCLARE ROAD

Newtownabbey BT36

5EX

- Detached Chalet Villa
- 6 Bedrooms / 2 Ensuite
- 3 Reception Rooms
- Maple Fitted Kitchen
- Downstairs Shower Room
- Upstairs Bathroom
- PVC Double Glazing & Gas
- Driveway & Gardens

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	1	1
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Around £259,950

34 Ballyclare Road

, Newtownabbey, BT36 5EX



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator

FAMILY ROOM

13'0" x 10'0" (3.96 x 3.05)
Feature hole in the wall style fireplace with multi fuel burning stove, pvc double glazed door to side.

LOUNGE

23'9" x 16'0" (7.24 x 4.88)
Reclaimed brick fireplace with railway sleeper mantle, 3 radiators, feature open plan staircase and double glass panelled doors to dining room, pvc double glazed double doors to rear

DINING ROOM

19'5" x 11'3" (5.92 x 3.43)
Attractive reclaimed brick wall with porthole window, feature vaulted ceiling with beams, solid oak flooring, 3 modern radiators and pvc double glazed sliding doors to decking area.

KITCHEN

16'6" x 8'4" (5.03 x 2.54)
Range of maple high and low level fitted units, basin and a half stainless steel sink unit, cooker space, extractor fan, plumbed for dishwasher, fridge / freezer space, gas boiler, under fridge space, velux window and radiator.

UTILITY / PLAYROOM / FORMER GARAGE

Range of high and low fitted units with formica worktops, plumbed for washing machine, stainless steel single drainer sink unit, access to store/workshop at rear with light and power, sliding patio door to garden

BEDROOM 1

12'1" x 9'7" (3.68 x 2.92)
Built in cupboard, wood laminate flooring, radiator

ENSUITE

Panelled shower cubicle with Redring shower, pedestal wash hand basin, low flush w.c, chrome heated towel rail.

BEDROOM 2

12'9" x 9'10" (3.89 x 3.00)
Wood laminate flooring, built in mirrored sliding robes, wash hand basin and radiator.

BEDROOM 3

12'0" x 5'6" (3.66 x 1.68)
Wood laminate flooring, pine panelled ceiling and radiator.

SHOWER ROOM

Shower cubicle with electric shower, semi pedestal wash hand basin, low flush w.c, pine panelled ceiling, extractor fan and chrome heated towel rail.

FIRST FLOOR

LANDING

Hotpress and under eaves storage.

BEDROOM 4

12'2" x 11'5" (3.71 x 3.48)
Built in mirrored sliding robes, wood laminate flooring, radiator

ENSUITE.

Pvc panelled shower cubicle with mains power shower, pedestal wash hand basin, low flush w.c and extractor fan.

BEDROOM 5

12'0" x 6'2" (3.66 x 1.88)
Wood laminate flooring, radiator and velux window.

BEDROOM 6

9'0" x 6'0" (2.74 x 1.83)
Radiator, under eaves storage and velux window.

BATHROOM

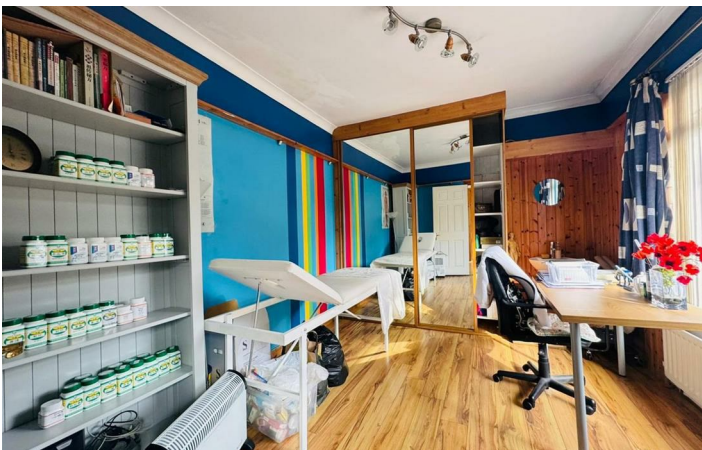
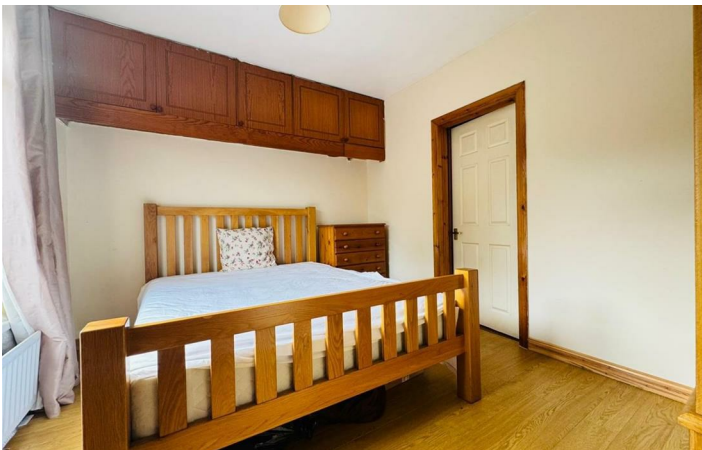
White suite comprising of panelled bath, pedestal wash hand basin, low flush w.c, tiled walls, timber floorboards, extractor fan, radiator and velux window.

OUTSIDE

Driveway to front for ample parking leading to attached former garage / utility / playroom.
Excellent garden to rear in lawn with mature trees and shrubs and large feature decking area.
Pvc fascia and guttering.



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.

