



26 CASTLE MANOR

Castle Road Ballynure
BT39 9GW

- Semi Detached Villa
- 4 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen / Dining
- White Bathroom Suite
- PVC Double Glazing / Oil
- Integral Former Garage / Utility
- 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		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £209,950

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ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Wood laminate flooring, radiator

LOUNGE

16'2" x 13'4" at widest (4.93m" x 4.06m" at widest)

Tiled fireplace with open fire, wood laminate flooring, two radiators, double glass panelled doors to dining room

DINING ROOM

8'9" x 8'1" (2.67m" x 2.46m")

Wood laminate flooring, radiator, double glazed sliding patio doors to rear

KITCHEN / DINER

18'7" x 11'2" at widest (5.66m" x 3.40m" at widest)

Range of high and low level units, formica worktop, basin 1/2 stainless steel sink unit, built in stainless steel double oven, stainless steel microwave, ceramic hob, extractor fan, integrated fridge & dishwasher, partly tiled walls, wood laminate flooring, two radiators, under stairs storage, double glazed back door

FIRST FLOOR

LANDING

Hotpress, access to roofspace

BEDROOM 1

10'10" x 9'11" (3.30m" x 3.02m")

Built in sliding robes, radiator

ENSUITE

Chrome corner shower cubicle, Aqualisa shower, vanity unit, low flush wc, partly tiled walls, tiled floor, chrome heated towel radiator

BEDROOM 2

10'0" x 9'0" at widest (3.05m" x 2.74m" at widest)

Wood laminate flooring, radiator

BEDROOM 3

13'2" x 9'6" (4.01m" x 2.90m")

Wood laminate flooring, radiator, access to bathroom

BEDROOM 4

7'8" x 6'6" at widest (2.34m" x 1.98m" at widest)

Wood laminate flooring, radiator, storage cupboard

BATHROOM

White suite comprising bath, telephone hand shower, Aqualisa shower above, folding screen, pedestal wash hand basin, low flush wc, partly tiled walls, radiator, velux window

OUTSIDE

Tarmac double width driveway leading to an integral garage divided into two rooms

Room 1 - roller shutter door, light & power

Room 2 - 11'5" x 9'5" Utility, plumbed for washing machine, wood laminate flooring

Fully enclosed paved garden to rear, boiler house with a fully enclosed pebbled area at rear

Oil tank

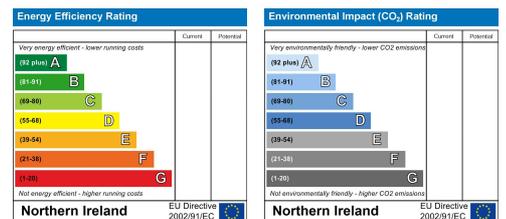


Directions



Floor Plan

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