



28 Castle Manor, Castle Road Ballynure, Ballyclare, BT39 9GW

**Offers Over
£199,950**

We are delighted to offer for sale this spacious semi-detached villa located in a cul de sac position just off the Castle Road, Ballynure and will ideally suit a variety of purchaser.

Inside the accommodation comprises; entrance hall, lounge with feature fireplace, kitchen/diner with excellent range of units, built in oven & hob and space for appliances and a cosy family room with solid wood flooring and access to rear.

Upstairs there are four bedrooms, master with dressing area and a separate family bathroom with white suite.

Other benefits include pvc double glazing and oil heating.

Outside there is an open plan garden to the front in lawn, with gravel driveway leading to an integral garage, and a fully enclosed garden to rear in lawn with paved patio area perfect for entertaining.

Early viewing recommended!

28 Castle Manor, Castle Road

Ballynure, Ballyclare, BT39 9GW



- Spacious Semi-Detached home in popular development
- Fitted Kitchen with casual dining
- Oil Heating
- 4 Bedrooms - Master with dressing room
- Family bathroom with modern four piece suite
- Gardens & Garage
- 2 Receptions
- PVC Double Glazing

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc front door, solid wood flooring, glass panelled doors to:

LOUNGE

16'2" x 9'8" (4.93m" x 2.95m")

Feature fireplace with tiled hearth, inset, solid wood flooring, glass panelled door to:

KITCHEN

16'8 x 11'2 (5.08m x 3.40m)

Fitted kitchen with range of high and low level units, formica worktop, basin and a half stainless steel sink unit, integrated double oven, four ring hob, stainless steel extractor fan, integrated fridge, under counter freezer, partly tiled walls

FAMILY ROOM

10'1" x 7'3" (3.07m" x 2.21m")

Solid wood flooring, hardwood door to rear garden, access to garage via internal door.

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

11'9" x 9'9" (3.58m" x 2.97m")

Built in wardrobes, wood laminate flooring, through to:

DRESSING AREA

7'4" x 6'9" (2.24m" x 2.06m")

Currently used as dressing room however this was previous ensuite with plumbing behind stud wall and could be easily re-converted.

BEDROOM 2

13'11" x 9'5" (4.24m" x 2.87m")

Wood laminate flooring

BEDROOM 3

11'3" x 8'1" (3.43m" x 2.46m")

Wood laminate flooring.

BEDROOM 4

7'7 x 7'0 (2.31m x 2.13m)

BATHROOM

Deluxe family bathroom with white four piece suite comprising vanity unit, low flush wc, free standing bath, shower cubicle with electric shower, chrome towel rail, tiled walls, tiled floor.

OUTSIDE

Gravel driveway leading to an integral garage
Open plan garden to front in lawn
Fully enclosed garden to rear in lawn with paved patio area, PVC oil tank, boiler house, light and tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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