

## 40 STRAID ROAD BALLYNURE BT39 9NB



Detached house on a generous site  
Flexible accommodation extending to approximately 1850 sq ft  
Four bedrooms incorporating three doubles  
En suite shower room off master bedroom  
Walk in wardrobe off bedroom two with plumbing for 2nd en-suite  
Four reception rooms incorporating, lounge, dining room, family room & conservatory  
Cast iron stove in family room  
Kitchen with an extensive range of shaker style units and matching utility room  
Downstairs shower room with modern white suite  
Double glazed windows in upvc frames, oil fired heating system  
42' x 20' workshop / garage  
Enclosed rear yard and parking facilities for approximately 10 cars  
Approximate 0.5 acre site with 0.25 acres laid to lawn  
Suitable for someone wanting to run a business from home  
Excellent semi rural location  
Approximately 5 miles from Carrickfergus and 3 miles form Ballyclare  
Well presented, viewing strongly recommended

### Offers Around £318,950

Tenure: Freehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Entrance Hall**

Double glazed door, radiator, laminate wood floor, doors to

**Lounge**

21'4 x 9'8

Double glazed window to front aspect, double glazed door to rear, fireplace, radiator

**Dining Room**

16'1 x 9'8

Double glazed window to front aspect, storage cupboard, radiator, laminate wood floor, door to family room



**Family Room**

15'0 x 11'5

Double glazed window to side aspect, fireplace with redbrick surround, breast and raised hearth, cast iron stove, radiator, wood flooring, open plan to conservatory



**Conservatory**

11'10 x 8'3

Double glazed doors to front aspect, radiator, laminate wood floor





**Kitchen**

12'7 x 11'5

Double glazed window to side aspect, range of shaker style high and low level units with roll edge worktops, inset sink and drainer with mixer tap over, radiator, tiled flooring, door to utility room



**Utility Room**

9'5 x 8'9

Double glazed window to rear aspect, double glazed door, range of high and low level units, inset sink and drainer with mixer tap over, plumbed for washing machine, radiator



**Downstairs Shower Room**

Double glazed window to rear aspect, white suite comprising low flush Wc, pedestal sink and shower cubicle, contemporary tiling, radiator

**Stairs and Landing**

Storage cupboard, doors to



### Bedroom One

15'8 x 12'7

Double glazed windows to rear and side aspects, radiator, doors to



### En suite

Velux window to side aspect, white suite comprising low flush Wc, pedestal sink and enclosed corner bath, radiator



### Bedroom Two

13'5 x 11'4

Double glazed window to side aspect, radiator, laminate wood floor,

### Bedroom Three

12'8 x 11'7

Double glazed window to side aspect, radiator, door to walk in cupboard

### Bedroom Four

9'10 x 9'9

Velux window to front aspect, radiator, laminate wood floor

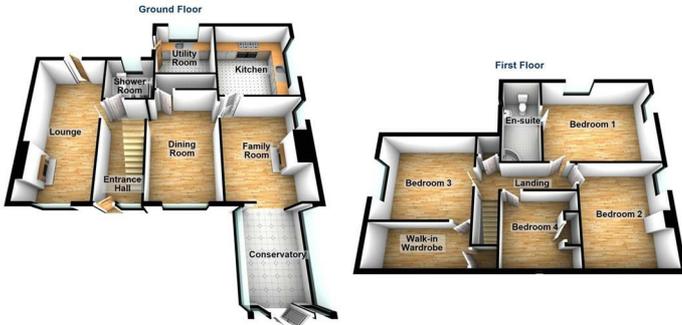
**Gardens & Grounds**

At the rear there is an enclosed concrete yard with a further concrete yard at the rear providing parking for multiple vehicles. Beyond the yard there is an extensive garden laid to lawn extending to approximately 150 ft. At the front there is a garden in lawn and additional car parking

SHED / WORKSHOP 42' x 20'



**Floor Plans**



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan produced using PlanIt3d.



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