

# 196 Ballynure Road, Ballyclare, BT39 9AJ



- Extended Mid Terrace
- 2 Bedrooms
- 2+ Receptions
- Single Storey Extension To Rear
- Integral Garage With Electric Roller Shutter Door
- Excellent First Time Buy
- PVC Double Glazed Windows/ Ground Floor Shower Room
- Oil Fired Central Heating/ Utility Room
- Popular Convenient Location
- Country Style Kitchen/ White Bathroom Suite

**PRICE Offers Over £89,950**

*Positioned within a popular convenient location close to Ballyclare town centre this extended mid terrace will ideally suit the first time buyer searching for a home at a realistic price. Benefitting from a large single storey extension incorporating integral garage, family room, ground floor shower room and utility area. An early viewing is recommended.*

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**Antrim**  
12 Church Street  
Antrim  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

PVC double glazed front door into:-

#### ENTRANCE HALL

#### LOUNGE 10'8" x 10'7"

Attractive period style marble fireplace with mahogany surround. Laminate floor.

#### COUNTRY STYLE FITTED KITCHEN 9'3" x 14'0"

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Integrated oven with 4 ring hob. Concealed extractor fan. Single drainer stainless steel sink unit with mixer tap. Tiled floor. Leaded glass display cabinet. Part tiled walls. Panelled walls. Panelled ceiling.

#### FAMILY ROOM 15'6" x 12'6"

Vaulted ceiling with panelled ceiling and Skylight.

#### UTILITY ROOM 7'7" x 7'9"

With fitted high level units and fixed bench. Tiled floor. Oil fired boiler. Plumbed for washing machine. Service door into garage.

#### SHOWER ROOM

Comprising pedestal wash hand basin, low flush w.c. and large shower enclosure with electric shower unit. PVC panelled walls. Tiled floor. PVC panelled ceiling.

#### GARAGE 16'6" x 11'9"

Electric and roller shutter door.

### FIRST FLOOR

#### BEDROOM 1 8'2" x 10'9"

Built in wardrobe.

#### BEDROOM 2 12'0" x 6'6"

At max. Built in wardrobe.

#### MODERN WHITE BATHROOM SUITE

Comprising low flush w.c, pedestal wash hand basin and corner bath and telephone shower attachment. Part tiled walls.

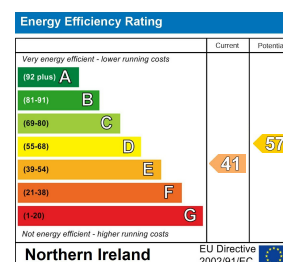
#### OUTSIDE

Small garden to front.

Access to rear leading to-

#### INTEGRAL GARAGE 16'6" x 11'9"

Electrically operated roller shutter door.



### IMPORTANT NOTE TO ALL PURCHASERS:

**We have not tested any of the systems or appliances at this property.**



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