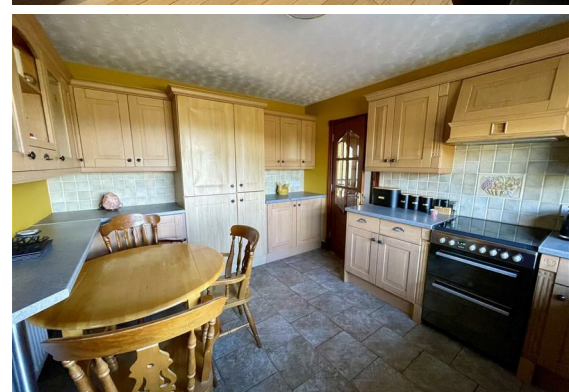


74 Whappstown Road, Ballymena, BT42 3DB



- Impressive Detached Bungalow
- 4 Bedrooms/ 2 Receptions
- Extensive Mature Site Of Approximately 0.5 Acre
- Integral Garage With Electric Roller Door
- Large Detached Workshop With O Licence
- Farmhouse Style Kitchen
- Four Piece Family Bathroom
- Master Bedroom With En Suite And Adjacent Dressing Room/ Study
- PVC Double Glazed Windows/ Oil Fired Central Heating (New Boiler)
- Popular Rural Location/ Far Reaching Views Over Countryside

PRICE Offers Over £295,000

Positioned on a mature site of approximate 0.5 acre within a popular convenient rural location. This spacious detached bungalow benefits from a well planned living layout incorporating 4 bedrooms, 2 receptions with the master room enjoying a large en suite plus and adjacent room suitable for walk in dressing room, nursery or home office. Externally the property has an integral garage plus separate vehicular access to a large workshop 30'6" X 23'3" with loft area, this benefits from an O-Licence for those purchasers searching for a property with a commercial aspect.

> Sales > New Homes > Commercial > Rentals > Mortgages

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

Mahogany effect PVC double glazed front door with double glazed side screens into:-

WELL PRESENTED ENTRANCE HALL

With tiled floor and storage cupboard.

LOUNGE 20'6" x 15'6"

Into bay window. Attractive horse shoe style cast iron fireplace with rustic wooden surround and slate hearth. Quality exposed hard wood flooring.



DINING ROOM 14'0" x 9'3"

Quality exposed hardwood flooring. Twin PVC double glazed French doors to rear.

FARMHOUSE STYLE KITCHEN 12'3" x 10'7"

Equipped with a comprehensive range of high and low level fitted shaker style units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher. Space for freestanding cooker with overhead extractor fan housed in matching canopy. Integrated fridge/ freezer. Twin glass display cabinets. Part tiled walls. Tiled floor.



FOUR PIECE FAMILY BATHROOM

Comprising quarter rounded fully tiled shower cubicle, Jacuzzi style bath with retractable shower attachment, part tiled splashback and button flush w.c. Modern floor mounted vanity unit in gloss white with matching mirror. Tiled floor.

BEDROOM 4 10'1" x 9'3"

Laminate flooring.

BEDROOM 3 12'6" x 10'6"

Laminate flooring.



BEDROOM 2 11'8" x 10'1"

Laminate flooring.

BEDROOM 1 25'3" x 13'9"

Dual window aspect.

MODERN EN SUITE

Comprising button flush w.c, fitted wall to wall bathroom storage units with his and hers fitted sinks and twin matching mirrors. Large fully tiled shower enclosure with drench style shower. Tiled floor.

ADJACENT ROOM 12'6" x 9'3"

Dual window aspect. Perfect for dressing room/ home office/ nursery etc.



REAR HALL

Leading to:-

UTILITY ROOM 8'3" x 6'4"

Plumbed for washing machine. Single drainer stainless steel sink unit. Tiled floor.

Service door into:-

INTEGRAL GARAGE 16'8" x 14'9"

Electric roller shutter door. Power, light and heat (new Grant boiler).

OUTSIDE

Extensive mature site extending to approximately 0.5 acre.

Large well tended gardens to front screened by mature hedgerow. Sweeping driveway to front with access to rear of property and integral garage.

LARGE WORKSHOP TO SIDE 30'6" x 23'3"

With separate access. Electric roller shutter door. Storage to rear to floored loft area 23'3" X 16'0" with w.c. Workshop benefits from O-Licence for those searching for a property with commercial aspect.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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