

## 5 Seskin Park, Straid, BT39 9LQ



- Semi Detached Chalet Bungalow
- 3 Bedrooms
- 2+ Receptions
- Highly Regarded Established Development
- Superb Private Garden With Unspoilt Rural Backdrop
- Open Plan Modern Shaker Kitchen With Dining Aspect
- Spacious Sun Lounge Extension
- Detached Matching Garage with Parking Forecourt
- PVC Double Glazing/ Gas Central Heating
- Ground Floor Bathroom/ First Floor Shower Room

**PRICE Offers Over £199,950**

*Positioned within a popular village location enjoying a private mature garden with far reaching views over the surrounding countryside. This well presented 3 bedroom semi detached chalet bungalow is an ideal opportunity for the purchaser searching for a home with the option of one level living. With ground and first floor bathrooms, spacious lounge, open plan shaker kitchen with casual dining aspect and extended sun room an early viewing is recommended.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

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51 Main Street  
Ballyclare  
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**Glengormley**  
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Glengormley  
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## ACCOMMODATION

PVC double glazed front door with double glaze side panels into:-

### ENTRANCE HALL

Oak effect laminate flooring extending into lounge. Fixed Staircase to first floor.

### LOUNGE 16'8" x 12'7"

Inglenook style fireplace with inset multi fuel cast iron stove.



### OPEN PLAN KITCHEN/ DINING 24'7" x 9'3"

Casual dining area with hard wood exposed flooring. Open plan through to Kitchen. Equipped with a comprehensive range of high and low level shaker style fitted units in oak effect finish with contrasting work surfaces and upstands. A host of Integrated appliances including oven with four ring gas hob and overhead extractor fan housed in stainless steel canopy, dishwasher, fridge freezer and washing machine. Twin glass display cabinets. Tiled floor. Twin french doors into



### EXTENDED SUN ROOM 11'5" x 9'6"

PVC double glazing with views extending towards open countryside at rear. Tiled floor. Twin PVC double glazed doors to patio and garden.



## **BEDROOM 1 11'2" x 11'2"**

## **BEDROOM 2 11'4" x 8'1"**

Laminate flooring. Presently used as dressing room.

## **MODERN SHOWER ROOM**

Comprising wall push w.c, semi pedestal wash hand basin with monobloc tap and modern spacious open shower enclosure with full height fixed glass screen with bench style seat. Fully tiled walls. Tiled floor and PVC ceiling.



## **FIRST FLOOR**

### **LANDING**

Landing area perfect for study area. Twin sky lights for maximum light.

### **SHOWER ROOM**

Three piece suite comprising button flush w.c, modern vanity unit in oak effect finish with mono block tap and shower enclosure with electric shower unit. Fully tiled walls and tiled floor.

## **BEDROOM 3 13'10" x 11'6"**

Perfect for guest bedroom. Undereaves storage. Fitted Mirrored sliderobes.



## **OUTSIDE**

Large private parking forecourt to front suitable for a variety of vehicles. Driveway to side leading to detached garage with up and over door power and light.

Large private enclosed garden to rear in part lawn stocked with a variety of shrubs and plants extensive paved patio area and enjoying far reaching views over surrounding countryside.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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



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