

14 Grove Heights, Ballymena, BT43 6FB



**PRICE Offers Over
£244,950**

Situated in the sought-after Grove Heights area, 14 Grove Heights is a stylish and mostly refurbished 3-bedroom detached bungalow offering high-specification living throughout. The property has been thoughtfully modernised to a superb standard, blending contemporary elegance with practical comfort.

The heart of the home is a luxury kitchen featuring bespoke Shaker-style high and low level units, complemented by premium quartz worktops—perfectly suited for modern living and entertaining. The spacious living areas are light-filled and well-appointed, creating a welcoming atmosphere.

The principal bedroom benefits from a luxury ensuite bathroom, providing a private and indulgent retreat. Two further well-proportioned bedrooms and a family bathroom complete the internal accommodation.

Externally, the property boasts a detached garage, ample off-street parking with an optional electric car charger, and a low maintenance garden to the rear with excellent sun orientation—ideal for relaxing or entertaining outdoors. This exceptional bungalow is perfect for those seeking a move-in-ready, single-storey home in a peaceful and convenient location. Early viewing is strongly recommended.

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FEATURES

- Spacious entrance hall with 'Amtico' herringbone flooring and cloaks cupboard
- Living room 15'2" x 13'0" with bay window and open fire with feature surround
- Recently installed luxury Kitchen with informal dining / Full range of mid grey "Shaker" style high and low level units with complimentary quartz worktops
- Integrated appliances to include a mid level combination oven and grill, 5 ring hob and slimline dishwasher
- Separate utility room with space for fridge freezer, washing machine and tumble dryer
- Generous sunroom 9'4" x 8'4"
- Three well proportioned bedrooms to include principal with recently installed ensuite shower room
- Three piece family bathroom to include a panel bath
- Detached garage 17'9" x 10'11" with power and lighting
- Low maintenance gardens to the rear / PVC soffits and fascia boards / Oil-Fired central heating

ACCOMMODATION

OUTSIDE FRONT

Brick pavia driveway to side with space for up to four cars. Neat lawn and mixed stone bed. Outside light. Brick pavia pathway to front door.

ENTRANCE HALL

PVC double glazed door with side light leading to a spacious entrance with herringbone "Amtico" flooring cloaks cupboard. Hot press with pressurized cylinder and shelving. Double radiator. Access to loft.

LIVING ROOM

15'2" x 13'0" (4.640 x 3.972)

(at max) Into bay. Feature open fireplace with granite/marble splashback and ornate wooden surround. Designer vertical double radiator.

KITCHEN INTO INFORMAL DINING

21'10" x 10'8" (6.664 x 3.275)

Recently installed luxury range of mid grey "Shaker" style high and low level kitchen units with complimentary quartz work tops and splash back stands. Brushed stainless steel handles and "Sunken Franke" stainless steel sink unit with chrome mixer tap. Peninsula with additional low level storage and breakfast bar style seating. Integrated five ring halogen hob with hanging stainless steel overhead extractor fan. Mid level combination oven and grill. Slimline dishwasher. Low voltage down lights. "Herringbone Amtico" flooring and vertical double radiator. PVC double glazed French doors to side.

UTILITY ROOM

9'1" x 6'3" (2.771 x 1.912)

Low level Beech effect kitchen units with complimentary work tops and splash back tiling. Single drainer stainless steel sink unit with chrome mixer tap. Space for fridge freezer, and condenser drier. "Amtico Herringbone" flooring. Hard wood glazed door to:

SUNROOM

9'4" x 8'4" (2.862 x 2.548)

PVC double glazed windows and frame. Wood laminate floor. Double radiator. PVC double glazed door to rear.

BEDROOM 1

14'8" x 9'9" (4.475 x 2.983)

Wood laminate floor. Single radiator.

ENSUITE

Recently installed luxury white suite comprising a wall to wall shower with PVC wall panelling and a "Drench" shower head and secondary attachment and a glazed folding door. Vanity wall mounted wash hand basin with "monobloc" chrome mixer tap and storage below. Low flush push button WC. "Herringbone" flooring. Low voltage down lights. Chrome towel radiator.

BEDROOM 2

14'4" x 9'9" (4.391 x 2.982)

(at max) "Amitco Herringbone" flooring. Double radiator.

BEDROOM 3

10'11" x 9'3" (3.343 x 2.828)

Single radiator.

BATHROOM

8'4" x 5'6" (2.563 x 1.679)

White suite comprising a panel bath with chrome mixer tap. Pedestal wash hand basin with chrome mixer tap. Low flush WC. Fully tiled walls. Single radiator.

DETACHED GARAGE

17'9" x 10'11" (5.413 x 3.337)

Manual roller shutter door. Power and lighting. Oil fired boiler.

OUTSIDE REAR

Low maintenance and fully paved rear garden with outside tap and lighting. Cast iron gates to either side leading to front. Concealed PVC oil tank and bin storage. Wall bordering. Excellent sun orientation and privacy.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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