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PRESTIGE PROPERTY

39A Carnlea Road North, Moorfields BT42 3BZ



Superb detached bungalow designed to make the most of the magnificent uninterrupted views towards Slemish and the Antrim Hills, extending to 3/4 of an acre with sweeping tarmac driveway and gardens laid to lawn, detached double garage. Extending to circa 2500 sq ft the spacious adaptable accommodation comprises of four reception rooms, four bedrooms, quality fitted kitchen in Cherrywood finish, luxury contemporary four piece bathroom suite. Extensive use of Indian sandstone flooring in main reception area, with solid oak flooring in the family / games room. Only an internal inspection can the many features including spacious sun room with uninterrupted views leading to sun deck be fully appreciated.

Offers Over £480,000

Ballymena Office

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Location:

From Ballymena go out the Moorefield's Road to The Battery, turn right onto Collin Road and Carnlea Road North is the first road on the left

**Accommodation
Comprising****Entrance Hall:**

PVC double glazed front door with matching double glazed insets and side panels. Solid Indian sandstone flooring. Range of low voltage ceiling lighting, solid mahogany panelled internal doors with matching skirting throughout, double eight panel glazed doors

Lounge:

17'8 x 14'3 (5.38m x 4.34m)
Contemporary stone tiled fireplace, Twin wall lights, Indian sandstone flooring. 3 x windows, glass panelled door accessing the sun lounge. N.B wall mounted LCD television available for purchase separately.

Sun Lounge:

29'3 x 13'5 (8.92m x 4.09m)
Glass panelled doors accessing the lounge and games / family room PVC double-glazed French doors accessing the raised sun deck. Picture windows affording magnificent rural views.

Games / Family Room:

17'6 x 11'2 (5.33m x 3.40m)
Solid oak flooring. Spot lighting, 3 x south facing windows

Reception Four:

11'5 x 9'3 (3.48m x 2.82m)
Indian sandstone flooring, 2 x front windows



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Kitchen:

13' x 12'6 (3.96m x 3.81m)

Comprehensive range of quality fitted high and low level units in Cherrywood finish with contrasting work surfaces. 3 x windows with open pelmets and integrated lighting. Inlaid twin circular stainless steel sink unit and mixer tap. Glazed display cabinet with integrated lighting. Integrated dishwasher, low voltage spot lighters and recessed unit lighting, plumbed for American fridge freezer, wine rack, baumatic multi fuel cooker, stainless steel extractor hood

Utility Room:

14' x 5'9

Range of matching Cherrywood units with contrasting work surfaces, inlaid stainless steel sink unit and mixer tap. Plumbed for automatic washing machine. Indian sandstone flooring. PVC double glazed back door accessing raised paved terrace and steps to driveway, dual access.



Bathroom:

With contemporary 4 piece suite comprising 6 jet Jacuzzi bath set into chocolate wood panelling, matching chocolate wood wash stand with ceramic sink bowl and mixer tap, wall mounted push button wc, walk in double shower enclosure with glass block feature. Power shower fitting with water jets. Complimentary wall tiling. Low voltage spot lighting, heated towel rail. Solid sandstone flooring



Hallway:

Indian sandstone flooring, low voltage lights, walk in cupboard with electric light. Central heating control panel, shelved hot press with high water system, twin access to roof space, roof space with light and power, multi room TV booster ariel

Bedroom (1):

15'7 x 11'3 (4.75m x 3.43m)

Oak laminate flooring, 2 x windows, spacious en suite room, plumbing in place for 3 piece suite, extractor fan and radiator

**Bedroom (2):**

13'5 x 13 (4.09m x 3.96m)

Quality high polish floor tiling in cream finish, 2 x windows, TV point

Bedroom (3):

11'5 x 10'4 (3.48m x 3.15m)

Oak laminate flooring, 2 x windows, TV point

Bedroom (4):

11'7 x 9'2 (3.53m x 2.79m)

Oak laminate flooring, 2 x windows, TV point, telephone point



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Exterior Features:

Large gardens laid to lawn
Pillared and walled entrance with double gates leading to a sweeping tarmac driveway and forecourt
Sun deck with magnificent views
Detached double garage circa 500sq ft





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Additional Features:

uPVC double glazed window frames and doors
Oil central heating
Comprehensive security alarm
Spectacular sun room
Extensive use of Indian sandstone flooring
Luxury contemporary four piece bathroom suite
Mahogany four panel internal doors, skirting and architrave
Site extending to ¾ acres
Superb views

For further details and permission to view contact selling agents.

Property Reference:

JG 070907

B.C. 11.09.07



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Approval No. H77757

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