

## Exterior Features

Gardens in lawn to front and side  
 Large side paved patio area  
 Stoned driveway and rear yard  
 One acre site

**Additional Features:**  
 uPVC double glazed window frames and external doors  
 Oil fired heating  
 Stable block  
 Integrated double garage  
 Security alarm

For further details and permission to view contact selling agents.

**Property Reference:**  
 JG/02/07/07



48 Ballynoe Road, Antrim BT41 2QX



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Spacious detached 5 bedroom chalet bungalow situated on a mature site extending to circa one acre well situated for the commuter with Antrim, Parkgate and Connor all approximately 3 miles way. The property offers excellent family accommodation with 5 first floor bedrooms and family bathroom, 2 reception room, study and kitchen with casual dining area on the ground floor.

To the rear there is a stable block which may be suitable for a variety of uses (subject to necessary consent). Gardens to the front and side with large paved side patio area.

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 Partners: Gerard McAfee and Mark Pollock

Approval No: H775E

**Location:**

From Parkgate turn onto Connor Road continue for 3 miles and Ballynoe Road is on the left.

**Accommodation  
Comprising**

**Entrance Porch:**

uPVC double glazed door, wood block flooring, ceiling cornice and centre rose. Glazed door to Hall.

**Reception Hall:**

Solid wood block flooring. Cloaks cupboard. Stairs to first floor.

**Ground Floor W.C.:**

Low flush W.C, wash hand basin, walls ½ wood panelled, wood strip ceiling, wood block flooring.

**Lounge:**

15'0 x 14'2 (4.57m x 4.32m) Brick fireplace with tiled hearth, dog grate, double patio doors to side. Bay window. Picture light, eyeball ceiling lights. Open plan to;

**Dining Room:**

12'9 x 10'9 (3.93m x 3.32m) Wood laminate flooring.

**Family Room:**

13'8 x 10'10 (4.20m x 3.07m) Freestanding cast iron multi-fuel stove, wooden surround, tiled hearth. Wood laminate flooring. Double patio doors to side. Serving hatch to;



**Kitchen:**

17'1 x 9'4 (5.21m x 2.56m) Oak high and low level units, 4 ring gas hob, eye level oven, extractor hood, 1 ½ bowl single drainer stainless steel sink unit with mixer taps, display unit, open display shelves with tiling at work surfaces, tiled floor. Open plan casual dining area, part wood panelled walls.

**Utility Room:**

9'2 x 7'1 (2.80m x 2.16) High and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for dryer. uPVC door to rear. Door to double garage.

**Study:**

Wood laminate flooring. Access to garage.

**FIRST FLOOR:**

**Landing:**

Walk in Hotpress.

**Bedroom (1):**

12'9 x 12'3 (3.93m x 3.75m) Built in robe. Radiator.

**Ensuite:**

Sink unit, low flush W.C, shower unit, radiator.

**Bedroom (2):**

11'6 x 10'10 (3.53m x 3.07m) Double glazed window. Radiator.

**Bedroom (3):**

12'3 x 8'10 (3.75m x 2.46m) Eaves storage. Double glazed windows. Two radiators.

**Bedroom (4):**

10'7x 6'11 (3.26m x 1.86m) Double glazed window. Radiator.

**Bedroom (5):**

14'5 x 7'10 (4.42m x 2.16m) Double glazed window. Radiator.

**Bathroom:**

White suite comprising panelled bath, low flush W.C, pedestal wash hand basin, walls ½ tiled, tiled floor. Radiator.

**Integral Double Garage:**

Up and over, power and light.

