

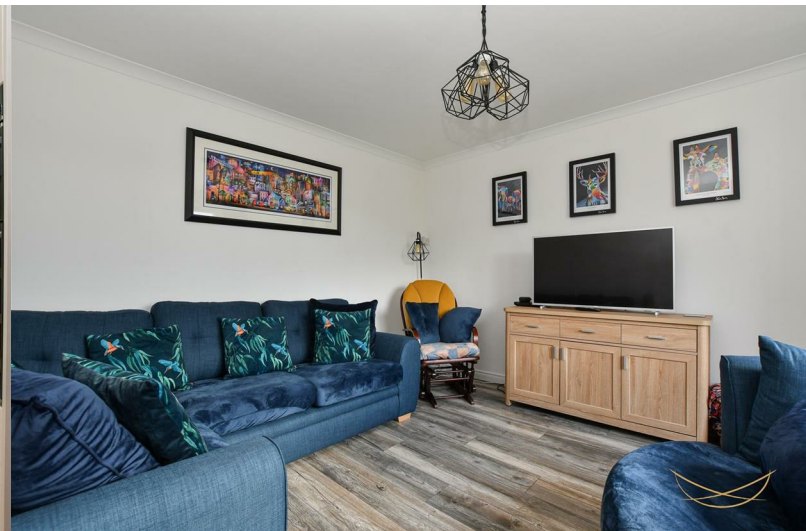


FOR SALE

## 5 Castle Green

Ballynure, Ballyclare, BT39 9GN

Offers over £319,950



# 5 Castle Green

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Nest Estate Agents are delighted to bring to market this beautiful detached property in the popular Castle Green development within the heart of Ballynure village. This property offers ample living space for growing families, comprising of four double bedrooms (one with en-suite), large modern kitchen with informal dining, separate utility room, living room with feature fireplace, two additional downstairs family rooms, downstairs w/c, integral garage, front driveway with off road parking and large enclosed private garden.

This property has been well maintained by the current owner and will appeal to many prospective buyers. Additionally part of the attic space has been floored and currently used as a bedroom – however this may be suitable for complete conversion subject to usual planning conditions and regulations. This family home is conveniently situated within walking distance to local amenities, schools and parks, offering a private rural feel, yet located close to the A8, allowing ease of access for those commuting to either Belfast City Centre or Larne. Only 3 miles from Ballyclare town centre.

## PORCH

5'10 x 4'5 (1.78m x 1.35m)

uPVC external door with glazed inset. Ceramic tiled floor. Hardwood double doors with glazing leading to hallway.

## HALLWAY

12'6 x 11'4 (3.81m x 3.45m)

Wood effect flooring.

## TOILET

5'9 x 4'11 (1.75m x 1.50m)

Automatic flush w/c, floating vanity unit with anthracite mixer tap, mosaic floor tiles.

## FAMILY ROOM

11'8 x 12'6 (3.56m x 3.81m)

## STUDY

12'6 x 9'11 (3.81m x 3.02m)

## LIVINGROOM

16 x 15'5 (4.88m x 4.70m)

Hardwood floor, feature fireplace, wooden surround and tiled hearth.

## KITCHEN

18 x 12'7 (5.49m x 3.84m)

Range of high and low level shaker style units with contrasting formica worktops. Two integrated double ovens. Space for freestanding oven and hob. Integrated stainless steel extractor fan. Stainless steel 1.5 sink unit with drainer. . Carousel corner units. Integrated dishwasher. Recessed spotlights.

## UTILITY

11'7 x 6'11 (3.53m x 2.11m)

Range of high and low level shaker style units. Formica worktops. Stainless steel sink with mixer tap. Ceramic tiled floor. Plumbed for appliances.

## SMALL UTILITY

4'9 x 6'11 (1.45m x 2.11m)

## BEDROOM 1

16'7 x 15'8 (5.05m x 4.78m)

Built in wardrobes and storage.

### DRESSING ROOM

9'10 x 6'6 (3.00m x 1.98m)

### ENSUITE

6'6 x 6'6 (1.98m x 1.98m)

Ceramic tiled floor. Half pedestal unit with mixer tap. Low flush w/c. Chrome shower. Velux window.

### BEDROOM 2

15'5 x 12'8 (4.70m x 3.86m)

### BEDROOM 3

15'5 x 12'6 (4.70m x 3.81m)

### BEDROOM 4

11'8 x 12'6 (3.56m x 3.81m)

### BATHROOM

8'11 x 6'6 (2.72m x 1.98m)

Modern four piece bathroom comprising of freestanding bath with hand held anthracite shower, flow flush w/c, floating vanity unit, rainfall shower, uPVC ceiling, mosaic flooring.

### STORAGE

2'5 x 6'2 (0.74m x 1.88m)

### LANDING

25'8 x 5'10 (7.82m x 1.78m)

### LANDING (2)

6'1 x 9'9 (1.85m x 2.97m)

### ATTIC ROOM

18'3 x 10'2 (5.56m x 3.10m)

### ATTIC

29'6 x 10'2 (8.99m x 3.10m)

### GARAGE

17'8 x 16'10 (5.38m x 5.13m)

Roller door. Power and light.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property?  
Contact Nest Mortgages on 02893 438092.



## Road Map



## Hybrid Map



## Terrain Map



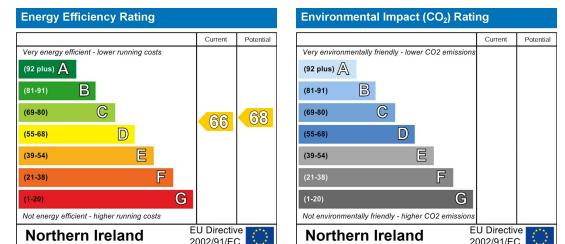
## Floor Plan



## Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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