

simon**BRIEN**  
RESIDENTIAL

7 Toberdowney Drive,  
Ballynure, BT39 9TP



Asking Price £280,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)





#### KEY FEATURES

- Detached Bungalow Located In Cul-De-Sac Location Backing On To Open Fields
- Three Double Bedrooms
- Living Room With Fireplace
- Modern Fully Fitted Kitchen Open Plan To Dining / Living Area
- Modern Four Piece Bathroom
- Access To Spacious Roof Space Room
- Oil Fired Central Heating
- uPVC Double Glazing
- uPVC Facia Boards
- Attached Garage With Utility Area
- Pleasant Well-Tended Low Maintenance Gardens With Raised Flower Beds With Sitting Areas
- Good Sized Detached Workshop
- Ideal For Those Downsizing Or For The Young Family/Professional
- Convenient To A Number Of Local Amenities Close To Ballyclare

#### SUMMARY

Immaculately presented, three bedroom, detached bungalow with detached garage / workshop, occupying a prime cul de sac site located within the well sought after Toberdowney Avenue development, situated off Lisenary Road, Ballynure village. The property comprises entrance hall, living room, modern fitted kitchen open plan to dining / living area, three double bedrooms, modern four piece bathroom and a large roof space room. Externally the property has a tarmac driveway, attached garage / utility area and beautiful, professionally landscaped garden with raised flower beds backing on to fields in the open countryside. The property is walking distance to shops/amenities of Ballynure village, and convenient to dual carriageway access to Belfast and Larne.

To appreciate all this fine home has to offer please contact the office on 02890 668888.



#### GROUND FLOOR

uPVC front door to reception hall.



#### RECEPTION HALL:

Laminate wooden floor, storage cupboard, hot press.



#### LIVING ROOM:

12' 8" x 11' 12" (3.86m x 3.65m)

Laminate wooden flooring, granite fire place and surround.



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**KITCHEN/DINING/LIVING ROOM**  
**26' 10" x 9' 11" (8.18m x 3.02m)**

Laminate wooden flooring, range of high and low level units, integrated fridge and freezer, integrated dishwasher, under bench electric oven, 4 ring ceramic hob, Blanco stainless steel sink unit, extractor fan, low voltage spot lighting.



**MAIN BEDROOM**  
**13' 5" x 8' 10" (4.09m x 2.70m)**  
 Range of built in wardrobes and drawers.



**BEDROOM (2):**  
**12' 0" x 9' 7" (3.67m x 2.93m)**



**BEDROOM (3):**  
**11' 12" x 9' 7" (3.65m x 2.93m)**





**BATHROOM:**

Ceramic tile floor, low flush WC, pedestal wash hand basin with vanity unit, free standing bath, separate fitted shower unit with rain head attachment, low voltage spot lighting.



**SHED/WORKSHOP**

**22' 4" x 17' 9" (6.82m x 5.42m)**

Power and light, electric roller shutter door, sink.

**OUTSIDE**

Brick entrance pillar to tarmac driveway with front garden in lawn with a selection of plants and shrubs. enclosed rear garden with gravel sitting area and raised flower beds.



**ROOFSpace:**

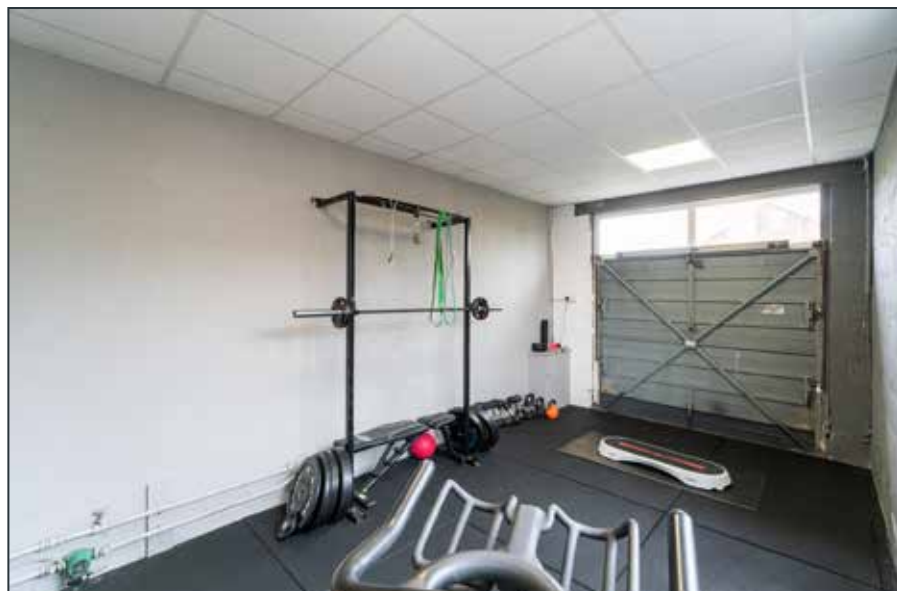
**34' 4" x 11' 3" (10.47m x 3.44m)**

Door to Office.

**OFFICE:**

**10' 12" x 10' 1" (3.35m x 3.08m)**

Power and light.



**ATTACHED GARAGE**

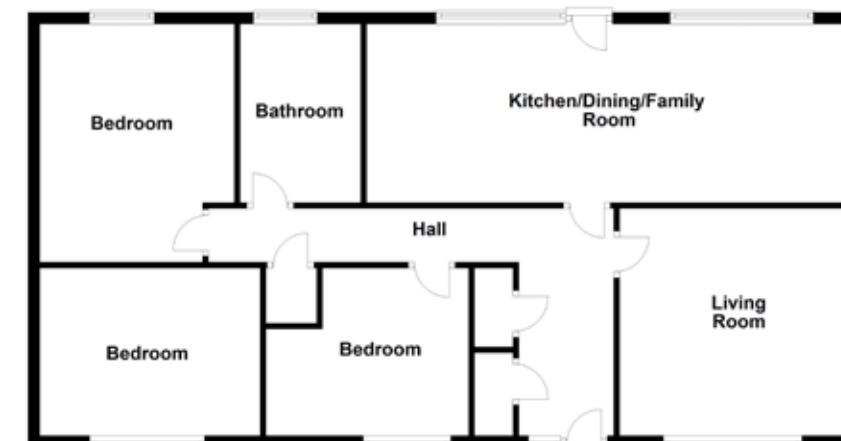
**10' 1" x 7' 6" (3.08m x 2.29m)**

Up and over door, power and light.

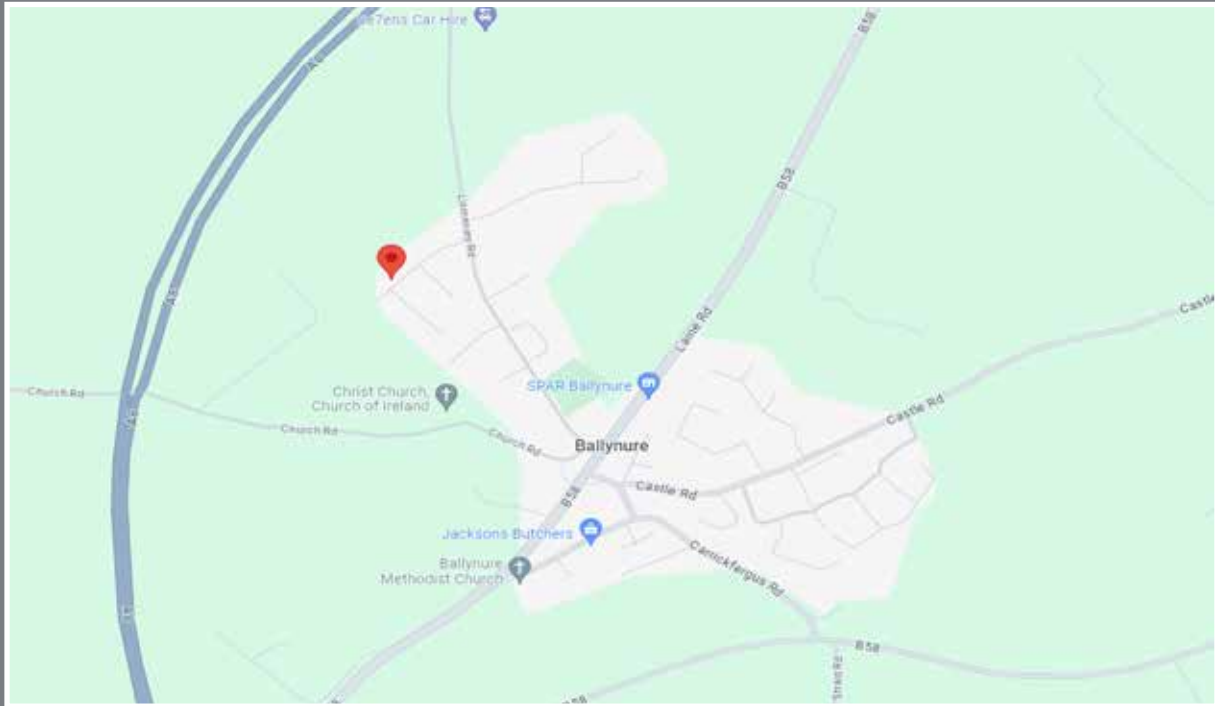
**UTILITY ROOM:**

Plumbed for washing machine, space for tumble dryer.

Ground Floor



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/F/24/MB



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