



## 17 Castletown Road

Ballynure, Ballyclare, BT39 9PU

Offers Around £329,950





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## GROUND FLOOR

### Entry Hall

6'11" x 6'4" (2.11 x 1.95)

Tiled flooring.

### Boot Room

8'4" x 10'6" (2.56 x 3.22)

Tiled flooring.

### Bath Room

11'2" x 6'4" (3.42 x 1.95)

Bath, WC and WHB. Shower, Fully tiled.

### Kitchen

12'0" x 14'2" (3.66 x 4.34)

High and low level units with display cabinets. Space for range cooker within brick inglenook with over mantle. 1 1/2 stainless steel sink. Integrated dishwasher. Space for American style fridge/freezer. Exposed ceiling beams. Terracotta tiled flooring. Tiled splashback.

### Dining Room

12'2" x 15'3" (3.73 x 4.67)

Exposed ceiling beams. Tiled flooring.

### Living Room

15'3" x 15'3" (4.65 x 4.67)

Open fire with period inset and pine surround. Tiled flooring. Understair storage. Front door.

### Sun Room

19'4" x 12'4" (5.91 x 3.78)

Overlooking the menage. Tiled flooring. Door to patio area.

## Utility Room

9'8" x 15'3" (2.97 x 4.67)

High and low level units. Belfast sink. Plumbed for washing machine and space for tumble dryer. 1/2 wall panelling. Tiled flooring.

## FIRST FLOOR

### Landing

Hotpress.

### Bedroom 1 - Side

11'2" x 13'4" (3.41 x 4.07)

Mirrored sliderobes. Laminate flooring.

### Bathroom

8'2" x 10'0" (2.50 x 3.07)

Refitted suite with contemporary freestanding bath with microphone handle shower head. Double sized shower. WHB and LFWC. Chrome towel radiator. 1/2 wall tile and tiled flooring.

### Bedroom 2 - Front

8'11" x 10'0" (2.72 x 3.07)

Currently set up as a Dressing Room. Laminate flooring.

### Home Office - Front

10'9" x 7'4" (3.28 x 2.24)

Laminate flooring.

### Shower Room

11'5" x 7'11" (3.49 x 2.42)

Refitted suite with LFWC and WHB, Quadrant shower. Chrome towel radiator. Tiled flooring.

### Bedroom 3 - Front

11'10" x 10'2" (3.61 x 3.12)

Laminate flooring.

### Bedroom 4 - Rear

11'11" x 10'4" (3.64 x 3.17)

Laminate flooring.

### Bedroom 5 - Rear

11'11" x 10'7" (3.65 x 3.25)

Laminate flooring.

## EXTERNAL

### Tack Room / Boiler House

11'2" x 15'3" (3.41 x 4.67)

### Stable Block

1no. high ridge stable bay. 1no. stable bay. Concrete standing to the front of stables. Feed store. Power and internal and external lights. Hay shed/Log store.

### Crumb Menage

circa 82'0" x 98'5" (circa 25 x 30)

Ranch fenced and flood lit crumbed menage.

## Gardens

Tarmacked patio area to rear of Sun Room. Fully enclosed gardens laid in lawns.

## Dog Pen



## Road Map



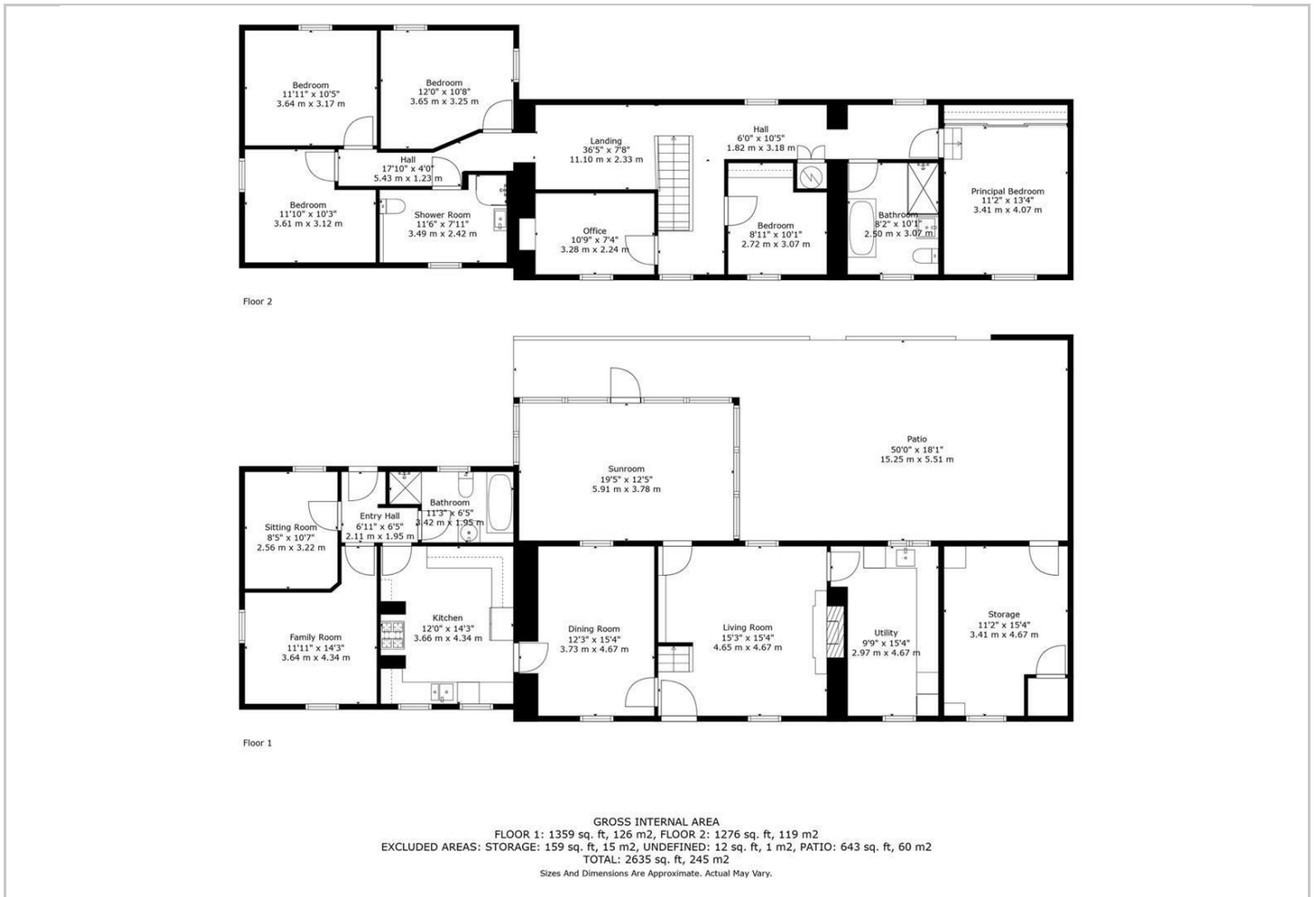
## Hybrid Map



## Terrain Map



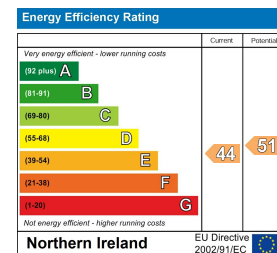
## Floor Plan



## Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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