



Brian
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.co.uk

9 Grace Avenue, Ballygally, Larne, BT40 2QN

Offers Around £249,950

FEATURES

- **DETACHED BUNGALOW**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **TWO RECEPTION ROOMS**
- **FITTED KITCHEN**
- **THREE BEDROOMS**
- **WET ROOM STYLE SHOWER ROOM**
- **GARAGE**
- **QUIET CUL DE SAC POSITION**
- **HIGHLY DESIRABLE RESIDENTIAL LOCATION**
- **CHAIN FREE**

Nestling at the end of a quiet cul de sac, in this highly desirable residential location, in the picturesque seaside village of Ballygally, it is a pleasure to offer for sale this spacious detached bungalow.

Affording ample living accommodation, the property comprises of a lounge/dining area, living room, fitted kitchen, three bedrooms and shower room.

Externally, the property has a front garden complete with mature shrubs, long driveway, to the side and rear complete with decorative paviour area.

Only a short walk to the famous Antrim Coast Road and local beach, this superb bungalow will no doubt attract much attention.

Chain Free, viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

LOUNGE/DINING AREA:

A spacious family room with feature fireplace.

LIVING ROOM:

Tongue & Groove feature ceiling. Patio door.

REAR HALLWAY:

KITCHEN:

Range of fitted upper and lower level units with integrated extractor fan. Fitted sink. Plumbed for automatic washing machine. Wall tiling.

BEDROOM (1):

BEDROOM (2):

BEDROOM (3):

SHOWER ROOM:

Incorporating low level W.C., vanity wash hand basin and wet room style shower cubicle. Wall tiling.

Outside

GARAGE:

GARDENS:

Walled front garden in lawn with mature shrubs.

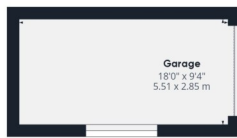
Long driveway with entrance gates.

Decorative paviour area to the rear with ample parking.





Floor 0 Building 1



Floor 0 Building 2

Approximate total area[®]
1235.88 ft²
114.82 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		51 E
21-38	F	29 F	
1-20	G		



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