



60 Connor Road, Parkgate, BT39 0EA

- Detached Family Home
- Lounge; Family Room; Conservatory
- Family Bathroom With Four Piece Suite
- Fully Tiled Furnished Cloakroom
- Two Workshops; Rear Yard
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; Triple Glazing
- Private Driveway Area; Large Garage
- Large Side Garden; Rural Views

Offers Over £295,000

EPC Rating



60 Connor Road, BT39 0EA



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor.

#### DELUXE FULLY TILED FURNISHED CLOAKROOM

Contemporary two piece suite comprising vanity unit and concealed cistern WC.

#### LOUNGE 19'1" x 12'0"

Dual aspect windows. Elevated rural views. Open fire. Wood laminate floor covering.

#### FAMILY ROOM 19'1" x 13'3"

Dual aspect windows. Elevated rural views. Cast iron multi fuel burning stove on slate hearth. Chinese slate floor.



## **KITCHEN WITH INFORMAL DINING AREA 21'0" x 12'1"**

Country style kitchen with range of high and low level fitted storage units with solid granite work surface. Ceramic Belfast sink. Range style oven with gas hob, glass splash back and extractor hood over. Space for American style fridge freezer. Plumbed for automatic washing machine. Elevated rural views. Splash back tiling to walls. Tiled floor. PVC double glazed door to rear yard. PVC double glazed French doors leading to:

## **CONSERVATORY 11'3" x 9'6"**

In PVC double glazed frame with matching French doors to garden. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

Timber floor. Access to roof space. Elevated rural views.

### **BEDROOM 1 19'3" x 13'3"**

Dual aspect windows. Elevated rural views. Access to roof space. Wood laminate floor covering.

### **BEDROOM 2 12'2" x 11'4"**

Dual aspect windows. Elevated rural views. Timber flooring.

### **BEDROOM 3 13'10" x 12'0"**

Elevated rural views. Wood laminate floor covering. Access to roof space.

### **FAMILY BATHROOM**

Four piece suite comprising freestanding claw foot bath, separate panelled shower enclosure, wash hand basin and high flush WC. Power shower unit with drench shower head. Tiling and timber panelling to walls. Tiled floor. Dual aspect windows. Access to roof space.

### **EXTERNAL**

Double gates leading to private driveway area finished in concrete and stone.

Large side garden finished in lawn and timber decking.

Rear yard finished in concrete.

Additional un-landscaped garden area to far side of outbuildings.

Oil fired central heating boiler.

PVC oil storage tank.

External lighting.

### **WORKSHOP 32'9" x 18'8"**

### **WORKSHOP 2 33'5" x 14'1"**

Stable and mezzanine area.

### **LARGE GARAGE 21'3" x 16'4"**

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**





Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



**Well presented, three bedroom / two+ reception, detached family home with conservatory extension, large garage and workshops, occupying a prime site enjoying elevated rural views, located on the periphery of Parkgate village, Ballyclare. The property comprises entrance hall, deluxe fully tiled furnished cloakroom, lounge with open fire, separate family room with multi fuel burning stove, kitchen with informal dining area, conservatory, three well proportioned first floor bedrooms, and family bathroom with four piece suite. Externally the property enjoys double gates leading to private driveway area finished in concrete and stone, large garage, two workshops, large side garden finished in lawn and timber decking, rear yard finished in concrete, and additional un-landscaped garden area to far side of outbuildings. Other attributes include oil fired central heating and triple glazing. Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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