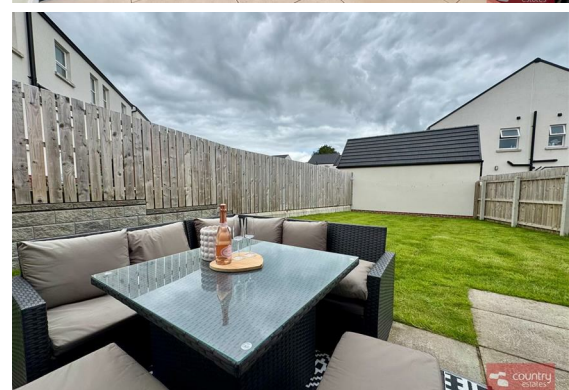


40 Rushfield Place, Ballyclare, BT39 0FR



- Modern Semi Detached
- 3 Bedrooms
- 2+ Receptions
- Highly Regarded Modern Development
- Sun Lounge Extension
- Contemporary Open Plan Kitchen/ Living/ Dining Layout
- Deluxe En Suite Bathroom
- Deluxe Modern Four Piece Bathroom
- Large Private Garden
- PVC Double Glazing/ Gas Central Heating

PRICE Offers Over £225,000

Positioned within the well regarded Rushfield development this well presented three bedroom property boasts a well planned living layout incorporating spacious lounge, luxury shaker kitchen, sun Lounge extension, deluxe family bathroom and modern ensuite. The property further benefits from a far reaching open aspect and a large private garden.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Front door into:-

WELL PRESENTED SPACIOUS ENTRANCE HALL

Tiled floor. Bespoke built understairs storage cupboard.

MODERN FURNISHED CLOAKROOM

Comprising semi pedestal wash hand basin with monobloc tap and button flush w.c. Tiled floor.

LOUNGE 16'8" x 10'9"

Feature bespoke built media wall with fixed shelving displays and fitted storage bays. Recess for television (not supplied) modern electric fire. Dual window aspect.



OPEN PLAN LUXURY KITCHEN WITH LIVING/DINING ASPECT 17'9" x 10'6"

Approximate. Equipped with a comprehensive range of high and low level shaker style fitted units in Oxford blue finish with contrasting work surfaces. Inlaid single drainer stainless steel sink unit with swan neck mixer tap. A host of integrated the appliances including oven with 4 ring hob, overhead extractor fan housed in stainless steel canopy, fridge freezer dishwasher and washer dryer. Complementary wall tiling. Tiled floor. Open plan into:-

SUN ROOM 11'9" x 11'6"

Twin PVC double glazed doors to patio and garden.



FIRST FLOOR

BEDROOM 1 10'6" x 9'9"

Dual window aspect.

DELUXE EN SUITE

Comprising semi pedestal wash hand basin with mono block tap, button flush w.c and fully tiled shower enclosure.



BEDROOM 2 11'8" x 9'1"

At max.

BEDROOM 3 14'0" x 8'3"

Presently used as dressing room.

DELUXE MODERN FAMILY BATHROOM

Comprising semi pedestal wash hand basin with mono block tap, fully tiled shower enclosure, button flush w.c and panelled bath.



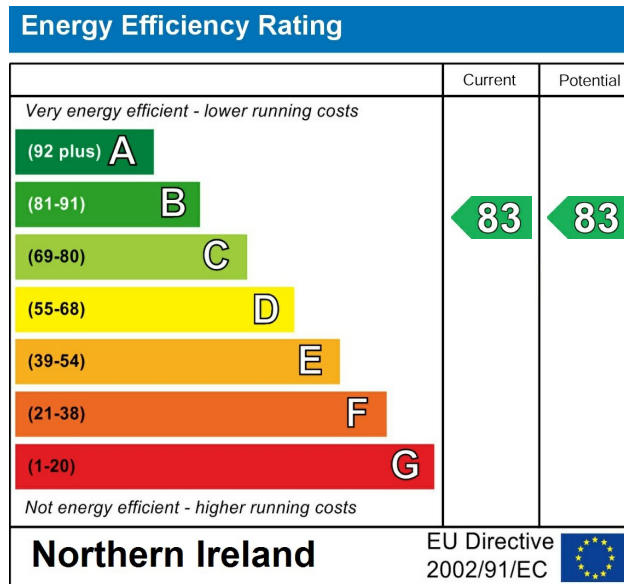
OUTSIDE

Outside neat well maintained garden to front in lawn. Driveway to side with ample parking.

Large private enclosed garden to rear in lawn screened by perimeter fence . Private paved patio area perfect for family barbecues.

Electric car charging point.





IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

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