

1 Craighill Manor, Ballyclare, BT39 9QA



PRICE Offers Around £350,000

Positioned on a prime corner site within a private cul de sac enjoying an open aspect. This attractive double fronted detached family home is a perfect purchase for the buyer searching for a contemporary new home without the wait. Situated within the popular 'Craighill Manor' development on the Ballycorr road in Ballyclare. The property enjoys a spacious practical living layout comprising 4 double bedrooms, 2 luxury en suites, 2 receptions, open plan luxury kitchen with living / dining aspect, modern utility room and deluxe family bathroom. Externally the property enjoys an extensive private rear garden plus a sizable parking forecourt suitable for a number of vehicles. With new homes in high demand this stylish modern property truly represents excellent value for money. An early enquiry is advisable to avoid disappointment.

> 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

- **Modern Detached Double Fronted Family Home**
 - **4 Double Bedrooms / 2 Ensuite**
 - **2+ Receptions**
 - **Contemporary Open Plan Kitchen / Living / Dining Layout**
- **Luxury Shaker Kitchen With Centre Island & Integrated Appliances**
- **Popular New Development / Cul de Sac Position With Open Aspect**
 - **Prime Corner Site With Extensive Private Rear Garden**
- **2 Luxury Modern Ensuite Bathrooms / Luxury Family Bathroom**
- **Furnished Ground Floor Cloakroom / Modern Utility Room**
 - **PVC Double Glazed Windows / Gas Central Heating**



ACCOMMODATION

GROUND FLOOR

Composite front door with double glazed box shaped fan light over.

SPACIOUS RECEPTION STYLE HALL

Tiled floor extending into:-

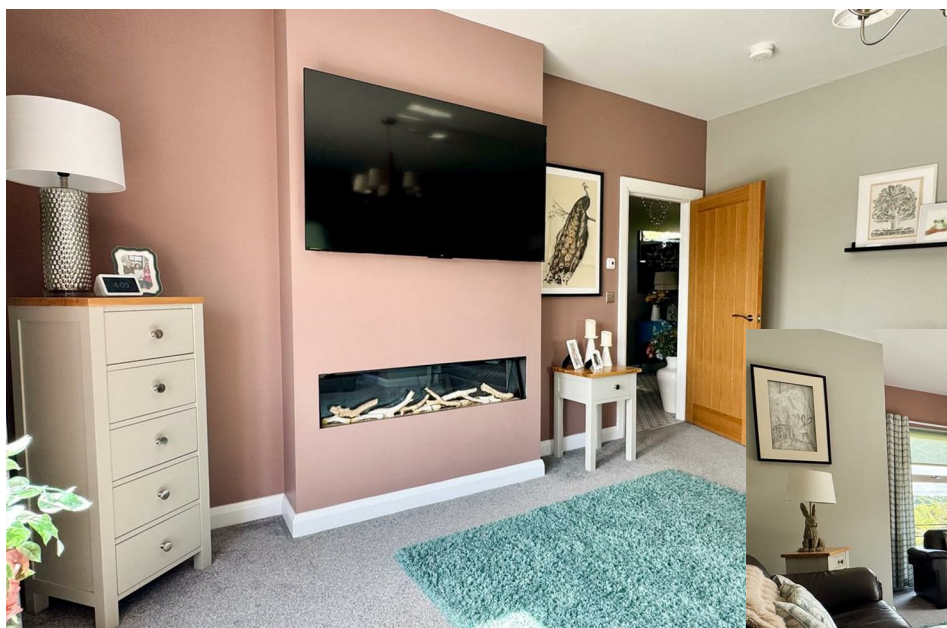
MODERN FURNISHED CLOAKROOM

Comprising button flush w.c, semi pedestal wash hand basin with monobloc tap. Feature half panelled painted walls.



LOUNGE 18'3" x 16'4"

Full height gable end bay window. Recessed wall mounted modern electric fire. Twin PVC Double glazed French doors opening out to patio / terrace and extensive private gardens.



FAMILY/DINING ROOM 13'8" x 9'6"

Dual window aspect (feature full height window). Quality laminate plank flooring.



OPEN PLAN LUXURY SHAKER KITCHEN/ DINING ASPECT 26'9" x 14'3"

Approximately. Equipped with a comprehensive range of high and low level shaker style fitted units with quality coordinating silestone work surfaces and upstands. Inlaid stainless steel sink with swan neck flexible hose tap. A host of integrated appliances including double Neff eye level ovens, separate four ring Neff gas hob with overhead ESTO extractor housed in stainless steel chimney, dishwasher, fridge/freezer and undercounter freezer. Fixed centre Island with breakfast bar style return for casual dining and fixed four fitted deep pot drawers with matching end cabinets. Bespoke fitted full height matching larder cupboard. Porcelain tiled floor extending into matching utility room. External composite door to patio/ terrace and gardens.



UTILITY ROOM 6'9" x 4'9"

Fitted with a matching range of shaker style units and contrasting worksurfaces and upstands. Plumbed for washing machine.

HALF LANDING

Step to:-

FIRST FLOOR GALLERY STYLE LANDING

Access to floored roof space via fold away steps.

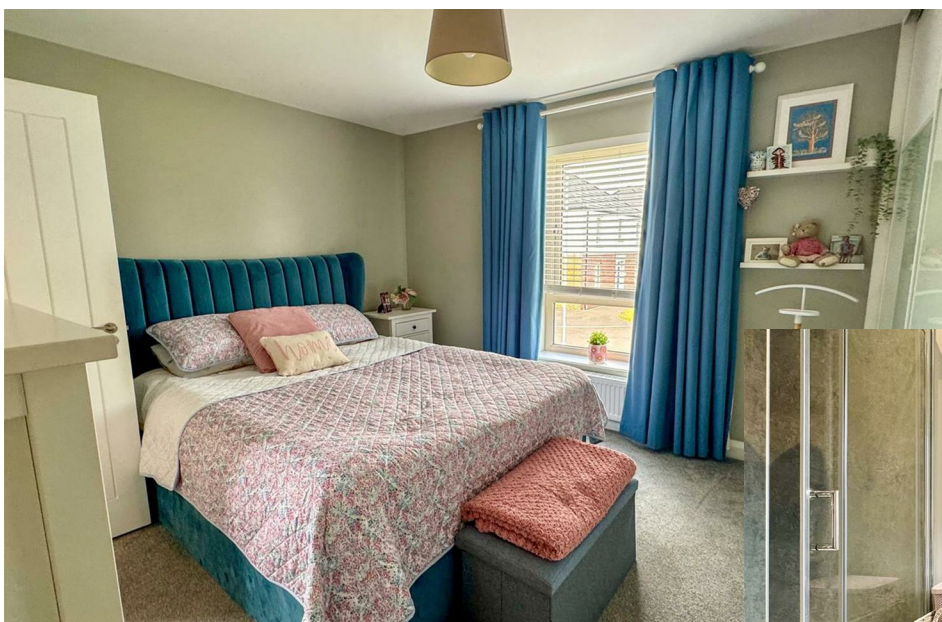


BEDROOM 1 11'2" x 13'4"

Built in modern full height double slide robe.

LUXURY EN SUITE

Comprising button flush w.c, floating vanity unit with monobloc tap and tiled splashback. Large full width shower enclosure with drench style shower and hand shower attachment. Stone effect PVC panelling. Windsor patterned tiled floor.



BEDROOM 2 13'4" x 11'6"



BEDROOM 3 13'4" x 11'3"

Dual window aspect.

LUXURY EN SUITE

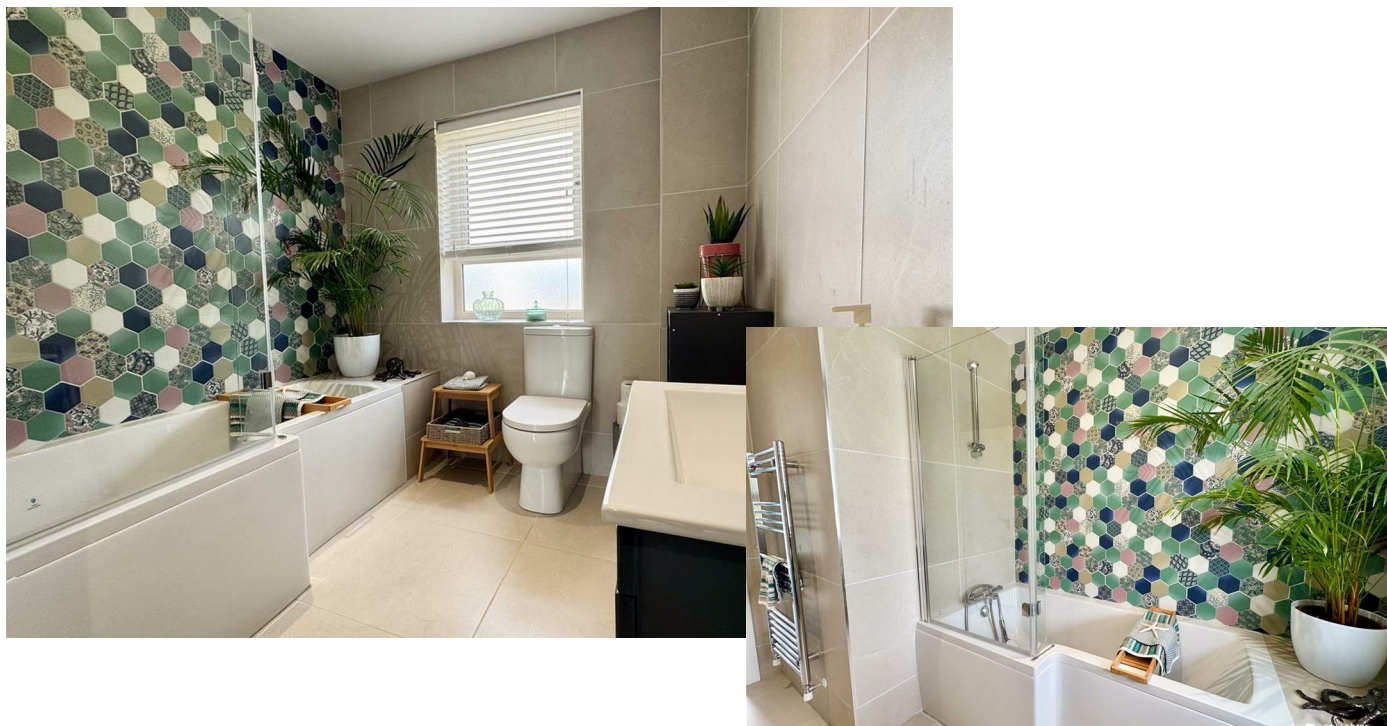
Comprising button flush w.c, modern floating vanity unit with monobloc tap and tiled splashback, large full width shower enclosure with drench style shower, hand shower attachment and stone effect PVC panelling. Multi pattern tiled floor.



BEDROOM 4 13'6" x 10'6"

LUXURY FAMILY BATHROOM

Comprising 'P' shaped bath with fixed shower screen and hand shower attachment, button flush w.c and modern floating vanity unit with monobloc tap. Fully tiled walls with feature patterned accent wall. Tiled floor.



OUTSIDE

Large private garden to front and side in lawn. Driveway with parking forecourt suitable for a number of vehicles. Extensive private south facing rear garden screened by perimeter fence laid in lawn. Large paved Terrace / patio perfect for family barbecues or evening entertaining.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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

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PRS Property Redress Scheme