

30 Craighill Park, Ballyclare, BT39 9ZN



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Modern Kitchen With Casual Dining Aspect
- PVC Double Glazed Windows
- Modern Family Bathroom
- Driveway To Side With Ample Parking
- De Luxe En Suite Shower Room
- Ground Floor Furnished Cloakroom
- Oil Fired Central Heating



PRICE Offers Over £198,950

Beautifully presented throughout and positioned on a private site within a quiet cul de sac. This contemporary styled modern semi detached enjoys an open aspect coupled with a high internal specification. Benefitting from a spacious well proportioned living layout the property boasts a large lounge, open plan kitchen with casual dining aspect, principal bedroom with ensuite and a modern family bathroom. Situated within a popular and sought after new development the property is within comfortable walking distance of local schools and Ballyclare town centre. An early viewing is advised.

> 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 ENTRANCE HALL

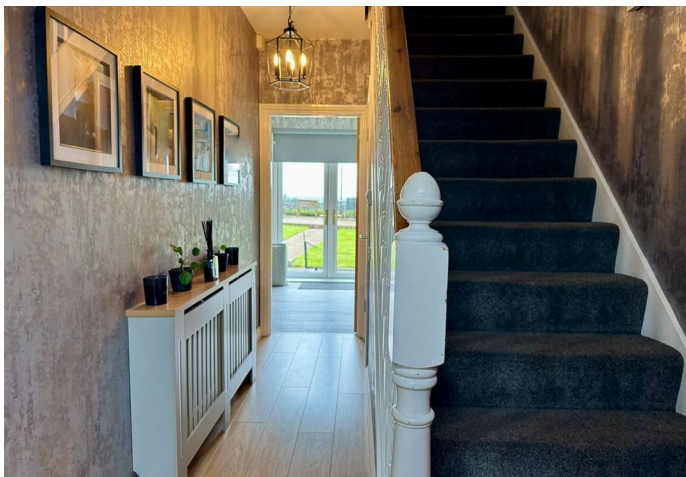
With quality light oak effect laminate plank floor.

GROUND FLOOR FURNISHED CLOAKROOM

Comprising corner pedestal wash hand basin with tiled splashback and button flush w.c. Tiled floor.

LOUNGE 17'6" x 11'10"

Attractive modern polished granite fireplace with wooden surround. Low voltage recessed lighting. Quality wood effect laminate plank flooring.



OPEN PLAN LUXURY KITCHEN WITH CASUAL DINING ASPECT 18'8" x 10'6"

Equipped with a comprehensive range of high and low level fitted units with contrasting wood effect work surfaces. Single drainer stainless steel sink unit with mixer taps. Integrated stainless steel oven with 4 ring hob overhead extractor fan housed in stainless steel canopy. Twin glass display cabinet. Plumbed for dish washer. Integrated fridge freezer. Plumbed for automatic washing machine. Low voltage recessed lighting. Twin French PVC double glazed doors to rear garden and patio.



FIRST FLOOR

BEDROOM 1 12'2" x 9'6"

Bespoke built wall to wall fitted modern sliderobes with integrated hanging space with box shelving. Built in single wardrobe.

DELUXE EN SUITE

Comprising button flush w.c, modern vanity unit with mono block tap. Step in shower enclosure with drench style shower and hand shower attachment. Tiled floor.



BEDROOM 2 11'1" x 9'0"

At Max.

BEDROOM 3 9'3" x 8'6"

DELUXE WHITE BATHROOM SUITE

Comprising panelled bath with shower attachment, button flush w.c. and pedestal wash hand basin with mono block taps. 1/2 tiled walls. Tiled floor.



OUTSIDE

Neat well maintained garden to front laid in lawn. Large driveway to side with ample parking for a number of vehicles.

Private enclosed garden to rear laid in lawn screened by perimeter fence. Part paved patio perfect for family barbeques with far reaching open aspect.



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

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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