

17 Clare Heights, Ballyclare, BT39 9HA



- Detached Chalet Villa
- 4 Bedrooms/ 1+ Reception
- Popular Central Location
- Open Plan Kitchen With Living Dining Aspect
- Spacious Family bathroom
- Ensuite Bathroom/ Furnished Cloakroom
- Large Private Garden To Rear
- Integral Garage/ Utility Room
- PVC Double Glazed Windows
- Oil Fired Central Heating (New Boiler Installed 2023)



PRICE Offers Over £229,950

Positioned within a popular established development this spacious detached chalet villa is a wonderful opportunity for the purchaser searching for a 4 bedroom detached family Home with a well planned living layout at a realistic price. The property further benefits from An open plan kitchen with living/ dining aspect, separate utility, furnished cloakroom, ensuite bathroom and integral garage. Externally, there is a large private garden and the property is within comfortable walking distance of local schools, public transport 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

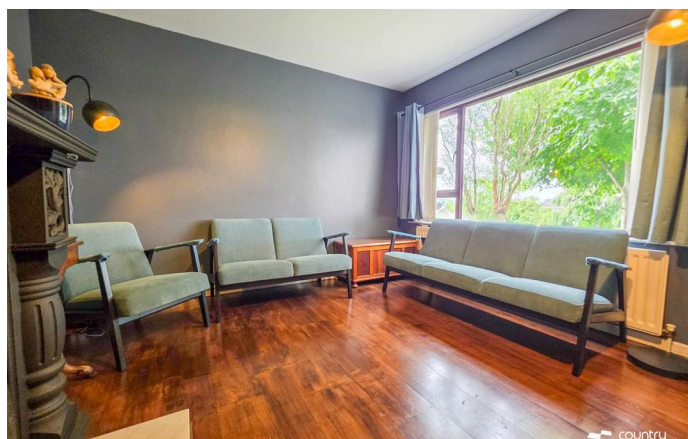
PVC double glazed front door with matching side screens into:-

ENTRANCE HALL 10'9" x 5'6"

Quality wood laminate flooring. Feature accent wall panelling.

SPACIOUS LOUNGE 18'4" x 11'4"

Attractive period style fireplace with painted wooden surround on marble hearth with granite inset. Quality wood laminate flooring.



OPEN PLAN KITCHEN WITH DINING ASPECT 25'0" x 9'8"

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Stainless steel single drainer sink unit with swan neck mixer tap. Integrated double oven with separate four ring hob and overhead extractor fan. Leaded glass display cabinet. Breakfast bar style return for casual dining. Under stairs storage/larder cupboard. Complementary wall tiling. Part tiled floor. Under stairs storage/larder cupboard. Dining area with double glazed sliding door to garden. Wood effect laminate flooring.



REAR HALL/ UTILITY 6'7" x 4'0"

Plumbed for washing machine. Tiled floor. External PVC double glazed door to rear garden.

FURNISHED CLOAKROOM 3'6" x 5'8"

Comprising pedestal wash hand basin and low flush WC. Part tiled walls.

Service door into integral garage.

FIRST FLOOR LANDING 27'6" x 17'8"

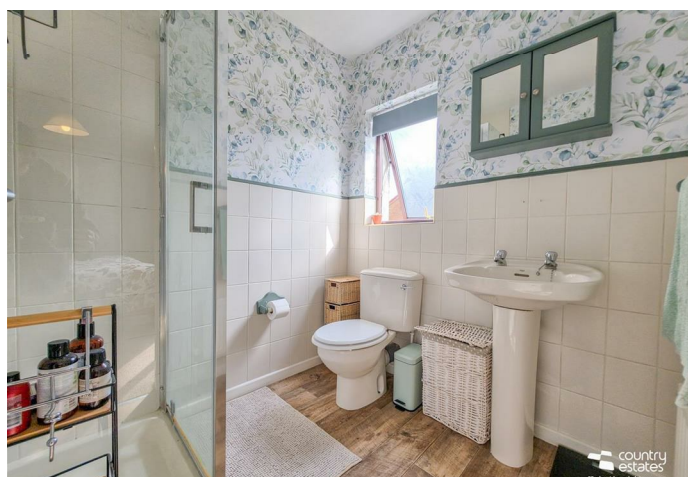
Access to roof space via pull down loft ladder. Floored with light. Large shelved storage cupboard.

BEDROOM 1 12'8" x 12'11"

Built in sliderobes. Accent wall panelling.

EN SUITE SHOWER ROOM 6'2" x 5'10"

Comprising fully tiled shower enclosure with electric shower unit, pedestal wash hand basin and low flush w.c. Part tiled walls.



BEDROOM 2 10'6" x 11'4"

BEDROOM 3 7'7" x 12'9"



BEDROOM 4 10'1" x 17'3"

FAMILY BATHROOM 10'3" x 6'5"

Comprising panelled bath with mixer tap and telephone shower attachment, pedestal wash hand basin, and a low flush WC. Fully tiled walls.



OUTSIDE

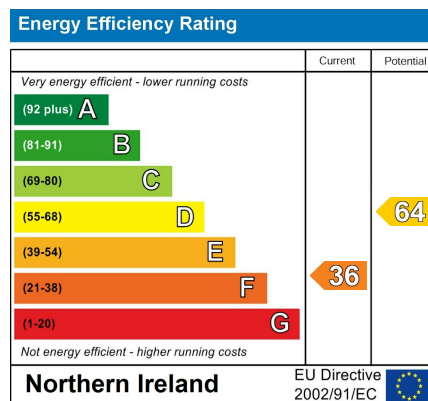
Neat well maintained garden to front in lawn with mature trees.

Driveway to side with ample parking and access to integral garage.

Private enclosed garden to rear, screened by perimeter mature hedgerow and trees. Laid in neat lawn with paved patio areas and walkways. Garden shed for storage.

INTEGRAL GARAGE 16'8" x 9'7"

Up and over door. Power and light.



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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