info@country-estates.com www.country-estates.com

37 Bellevue Street, Ballyclare, BT39 9AS

- **Extended Mid Terrace**
- **2 Well Proportioned Bedrooms**
- **Spacious Lounge/Dining**
- **Modern Shaker Style Kitchen**
- **First Floor Family Bathroom Suite**
- **Fully Enclosed Low Maintenance Yard to Rear**
- **Detached Garage / Store Room To Rear**
- **PVC Double Glazed Windows/Gas Fired Central Heating**
- **Recently Refurbished Throughout**
- **Popular Convenient Location**

PRICE Offers Over £109,950

Ideally positioned within walking distance to Ballyclare town centre this well presented, extended townhouse has been tastefully refurbished throughout, making ideal for first time buyers and investors alike. Accommodation comprises 2 well proportioned bedrooms, a spacious lounge/dining room, modern shaker style fitted kitchen and a first floor bathroom suite. Externally the property enjoys a fully enclosed low maintenance rear yard, and garage, equipped with lights and power, with twin doors. An early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

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

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

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

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Solid 4 panel front door with fanlight into well presented entrance hall with tiled floor. Stairs to first floor.

SPACIOUS LOUNGE/ DINING
21'6" x 10'6" (6.55 x 3.20)
Quality laminate flooring. Understairs storage cupboard.

MODERN SHAKER STYLE KITCHEN
14'0" x 8'10" (4.27 x 2.69)
Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. One and a half bowl single drainer stainless stell sink unit with swan neck mixer tap. Integrated oven, separate 4 ring electric hob with overhead extractor fan housed in a stainless steel canopy. Plumbed for washing machine. Space for free fridge/freezer. Complimentary part tiled walls in metro brick style. Recessed down lighting. PVC double glazed door to rear garden.

FIRST FLOOR
Access to roof space.

BEDROOM 1
14'0" x 10'0" (4.27 x 3.05)
Dual window aspect.

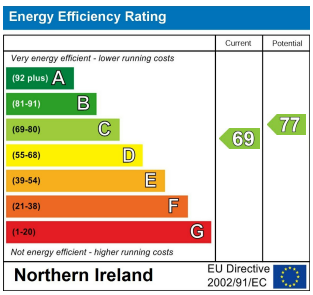
BEDROOM 2
11'3" x 7'6" (3.43 x 2.29)

FAMILY BATHROOM SUITE
Comprising panel bath with fixed shower screen and thermostatically controlled shower over bath, pedestal wash hand basin with tiled splash back and a button flush WC. Part tiled walls.

OUTSIDE
Fully enclosed low maintenance, hard landscaped yard to rear. Vehicular right of way to rear.

DETACHED GARAGE / OUTBUILDING
20'0" x 13'10" (6.10m x 4.22m)
Twin wooden doors. Electric light and power points.

ADJOINING STORE ROOM
17'0" x 5'3" (5.18m x 1.60m)
Electric and power points. PVC oil tank.



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

The Mortgage Shop
You Talk. We Listen.
T: 028 9318 0002
Fiona.hannah@themortgageshop.net

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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PRS Property Redress Scheme