

3 Rosslane, Ballyclare, BT39 9HP



- Modern Semi Detached
- 3 Well Proportioned Bedrooms
- Spacious Lounge
- Modern Kitchen with Dining Aspect
- Four Piece Family Bathroom
- Master Bedroom With En Suite & Juliette Balcony
- Ground Floor Furnished Cloakroom
- Private Enclosed Hard Landscaped Garden to Rear
- PVC Double Glazed/ Oil Fired Central Heating
- Highly Popular Convenient Location



PRICE Offers Over £199,950

Situated within a highly regarded established modern development enjoying a quiet cul-de-sac position. This well presented semi detached is a perfect property for first time buyers searching for a home with all modern conveniences at a realistic price. With features such as four piece family bathroom, master bedroom with ensuite and balcony, open plan shaker kitchen with living/ dining aspect and a furnished ground floor cloakroom. Immaculately finished with quality decor and attention to detail throughout, this home will ideally suit the first time buyer and those searching for turn-key style property at a realistic price. An early viewing is highly recommended.

> 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

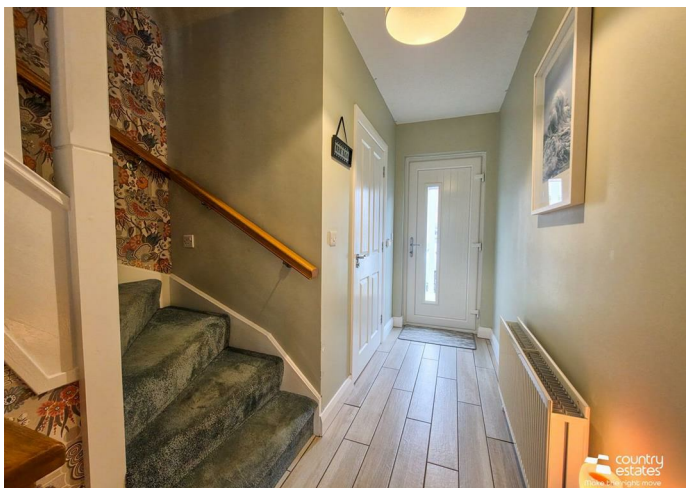
Composite front door with double glazed inset into:-

WELL PRESENTED ENTRANCE HALL 15'8" x 7'6"

With tiled floor. Under stairs storage.

FURNISHED CLOAKROOM 5'10" x 3'7"

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



LOUNGE 16'0" x 11'1"

Attractive cast iron horseshoe fireplace on granite hearth. Quality laminate flooring.

KITCHEN 19'0" x 11'1"

Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces. One and half bowl single drainer stainless steel sink unit with monobloc tap. Integrated cooker, separate four ring induction hob, overhead extractor fan in stainless steel canopy, fridge freezer and dishwasher. Space for dining. PVC double glazed French doors to rear. Recessed down lights. Tiled floor. Wrap-around tiled splashback.

FIRST FLOOR



LANDING

Shelved hot press cupboard. Access to roof space via drop down ladder.

BATHROOM 8'10" x 7'2"

Four piece suite comprising panelled bath with tiled splashback, fully tiled shower cubicle with electric shower unit, semi pedestal wash hand basin with monobloc tap and button flush w.c. Tiled floor. Recessed down lights.

BEDROOM 1 11'9" x 11'1"

Quality laminate flooring. PVC double glazed French doors to Juliette balcony.



EN SUITE 8'6" x 3'7"

Comprising fully tiled shower cubicle with electric shower, semi pedestal wash hand basin and button flush WC. Tiled floor. Complimentary wall tiling. Recessed down lights.

BEDROOM 2 10'5" x 9'6"

Quality laminate flooring.



BEDROOM 3 7'6" x 7'6"

Range of Starplan bespoke fitted wardrobes and storage units.



OUTSIDE

Neat well maintained garden to front in lawn with raised flower beds. Tarmac driveway with red brick bordering to side with ample parking.

Private enclosed hard landscaped garden to rear, with paved patio area and walkways. screened by perimeter fence. Raised composite decking, perfect for family BBQ's.

Separate hot and cold outside taps.

PVC guttering, soffits and dry verge.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.

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