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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.

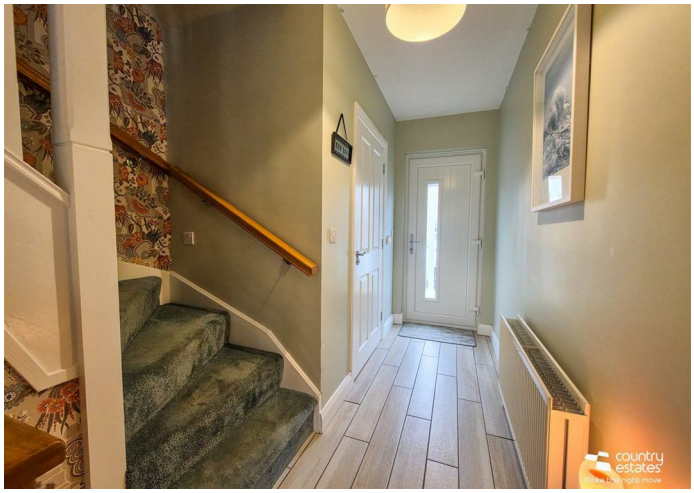
ACCOMMODATION

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.

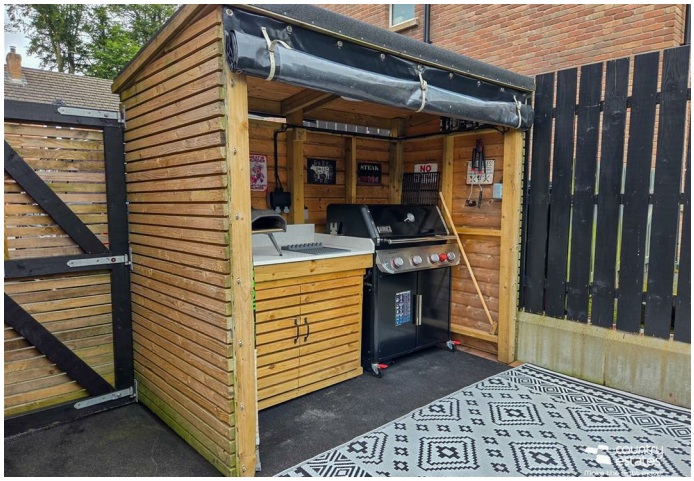



BEDROOM 2 10'5" x 9'6"
Quality laminate flooring.

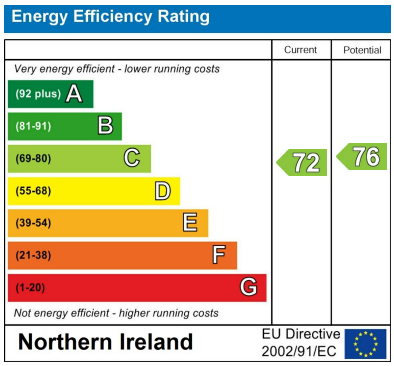
BEDROOM 3 7'6" x 7'6"
Range of Starplan bespoke fitted wardrobes and storage units.




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.







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

country estates
Make the right move

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