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9 Readers Way, Ballyclare, BT39 9BF









- **Modern Semi Detached Home**
- **3 Bedrooms/ 1+ Reception**
- **Luxurious Fully Fitted Kitchen With Dining Aspect**
- **Deluxe En Suite Shower Room**
- **Deluxe Family Bathroom**
- **Beautifully Presented Throughout**
- **PVC Double Glazed Windows/ Gas Heating**
- **Driveway To Side (Foundations For Garage)**
- **Private Landscaped Garden To Rear**
- **Highly Regarded Development**

PRICE Offers Over £214,950

Positioned within a highly popular modern development, this semi-detached home is ideally situated within close proximity to a host of local amenities. Accommodation briefly comprises three well proportioned bedrooms, with master ensuite, a spacious lounge, luxury open plan kitchen with dining aspect, ground floor cloakroom and a modern family bathroom suite. Externally the property enjoys private parking to side, and an enclosed well maintained garden to rear. An early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

Composite front door with double glazed inset into a :

WELL PRESENTED ENTRANCE HALL
Tiled floor extending into kitchen/dining area. Stairs to first floor.

FURNISHED CLOAKROOM
Comprising wash hand basin with monobloc tap and tiled splashback, and a button flush WC. Tiled floor.

SPACIOUS LOUNGE 17'0" x 10'8"
Modern inglenook style fireplace with wood burning stove on a stone hearth. Rustic solid wood floating mantle. Dual window aspect.



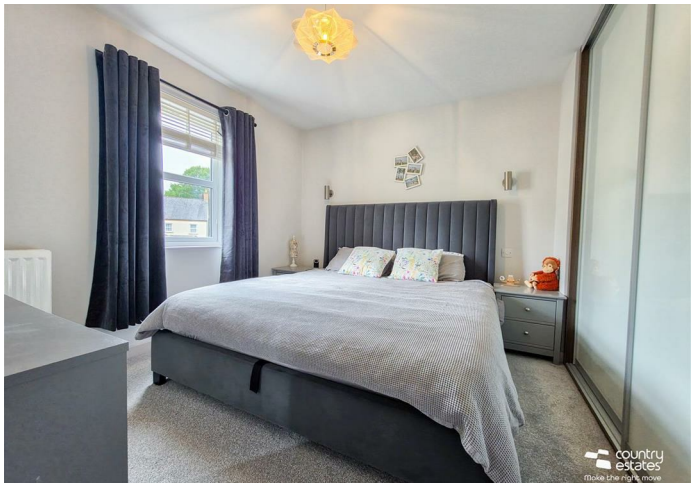

OPEN PLAN LUXURY KITCHEN/ DINING ASPECT 18'3" x 10'6"
Equipped with a comprehensive range of high and low level gloss fitted units with complementary composite work surfaces and upstands. A host of integrated appliances including eye level oven and microwave, fridge freezer, dishwasher and washer dryer. 5 ring gas hob with overhead extractor fan housed in stainless steel canopy and stainless steel splashback. Inlaid one and a half bowl stainless steel sink unit. Twin PVC double glazed French doors to garden.




FIRST FLOOR
Shelved storage cupboards. Access to floored roof space via slingsby style ladder.

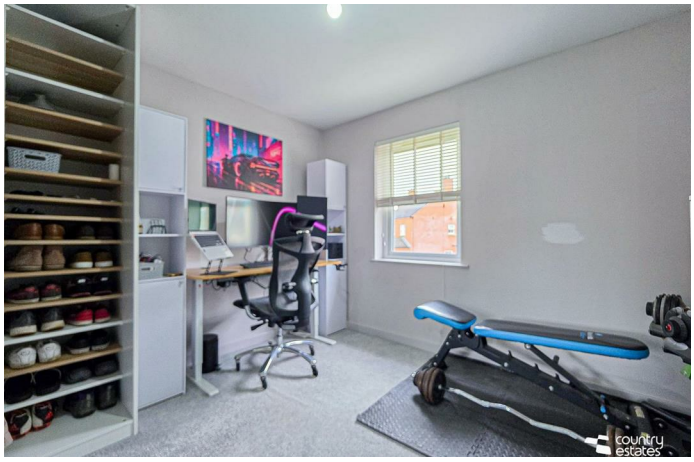
BEDROOM 1 10'9" x 9'7"
Built in double sliderobes with frosted glass finish.

DELUXE EN SUITE SHOWER ROOM
Comprising large fully tiled shower enclosure with thermostatically controlled shower, semi pedestal wash hand basin with monobloc tap and tiled splashback, and a button flush WC. Tiled floor. Vertical towel radiator.

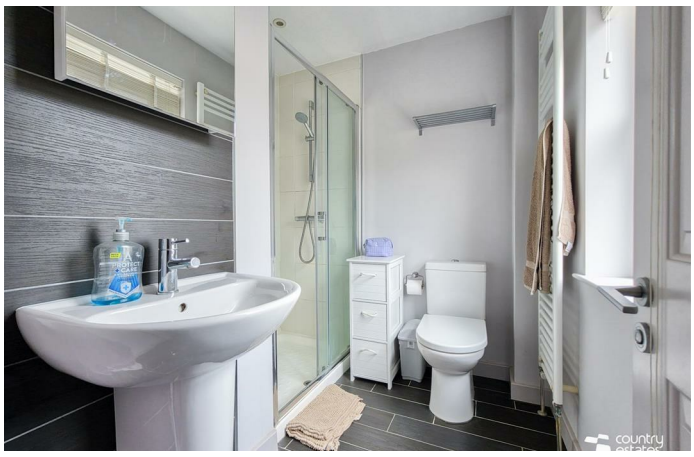



BEDROOM 2 10'6" x 10'9"
Presently used as home office.

BEDROOM 3 10'6" x 7'0"
Quality laminate flooring. Presented used as study/ home office.



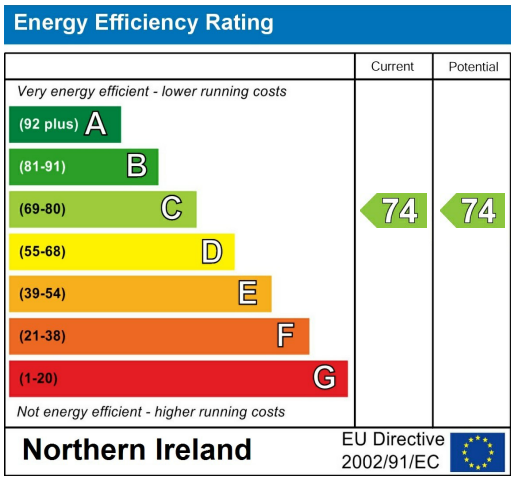

DELUXE FAMILY BATHROOM
Comprising panelled bath with fixed shower screen and thermostatically controlled shower over, semi pedestal wash hand basin with monobloc tap, and a button flush WC. Tiled floor. Complementary part wall tiling.




OUTSIDE
Neat well maintained garden to front with block paved walkways.
Driveway to side with ample parking (Foundations for garage).
Private landscaped garden to rear screened by perimeter fence. Laid in lawn with feature well stocked raised beds.
Paved patio areas. Perfect for barbeques and evening entertaining. Garden shed for storage.







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

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