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63a Clare Heights, Ballyclare, BT39 9HA









- Semi-Detached Home
- Three Well Proportioned Bedrooms
- Three Receptions Including Lounge, Dining and Conservatory
- Modern Shaker Style Kitchen
- First Floor Shower Room
- Positioned on a Large Site with Ample Parking
- Large Garden to Rear
- Electric Car Charging/Solar Panels
- PVC Double Glazed/Gas Fired Central Heating
- Highly Convenient Residential Location

PRICE Offers Over £174,950

Positioned within a popular established development this semi-detached home offers a brilliant opportunity for the first time buyer. Enjoying a well planned living layout comprising three well proportioned bedrooms, three receptions to include a spacious lounge, formal dining room and PVC double glazed conservatory, a modern shaker style kitchen and first floor shower room.

Externally the property further enjoys from a large well maintained site with ample parking to front, access to side via twin gates with further block paved parking space, and a garden in lawn to rear. Benefitting from solar panels and an electric car charging point. 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**

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH 5'6" x 3'11" at max
Double glazed composite front door with leaded glass windows into well presented entrance porch with tiled floor. Double glazed hard wood door with matching side screens into:

SPACIOUS LOUNGE 17'0" x 13'5"
Attractive feature fireplace with wooden surround and inset electric fire. Hard wood flooring. Recessed down lighting. Stairs well to first floor. Open into:

FORMAL DINING ROOM 11'5" x 8'6"
Hardwood flooring. Recessed down lighting. Hard wood French doors into:





PVC DOUBLE GLAZED CONSERVATORY 12'5" x 7'6"
Hard wood flooring. PVC double glazed windows with shutter blinds. PVC Double glazed door to rear.

MODERN FITTED KITCHEN 11'9" x 8'2"
Equipped with a range of high and low level shaker style fitted units and contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with monobloc tap. Integrated oven with separate four ring electric hob and overhead extractor fan with pull out hood. Plumbed for washing machine. Tiled floor. Part tiled walls. PVC double glazed door to rear garden.





FIRST FLOOR
Shelved storage cupboard. Access to roof space.

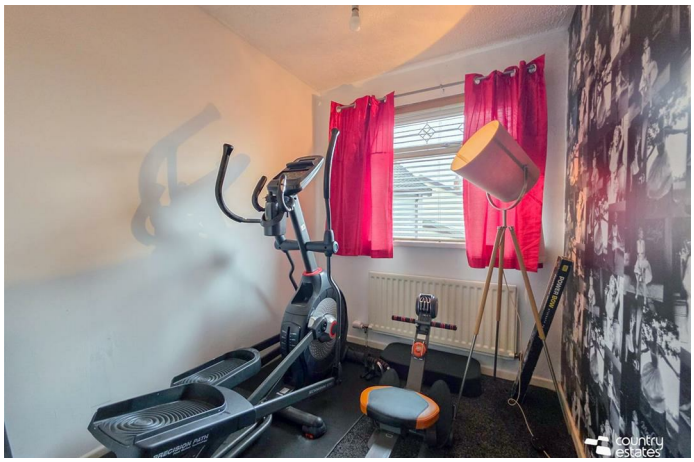
BEDROOM 1 13'5" x 10'5" at max

BEDROOM 2 11'9" x 10'5" at max
Quality laminate flooring.



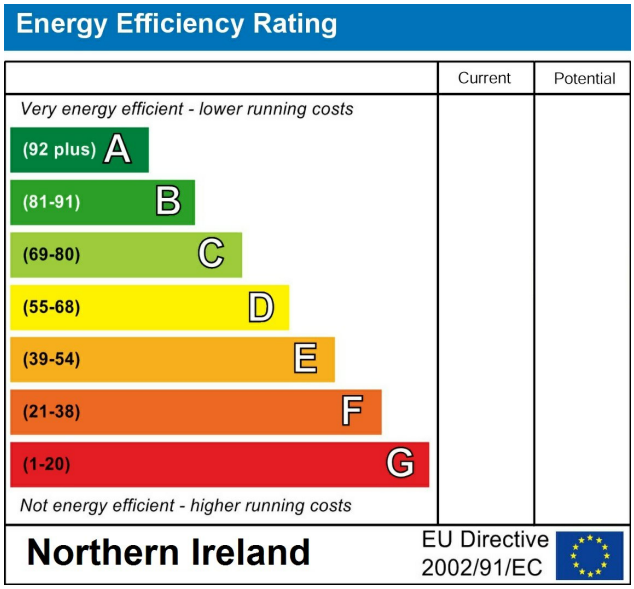

BEDROOM 3 9'10" x 6'6"
Built in wardrobe. Presently used as home gym.

SHOWER ROOM
Comprising PVC panelled quadrant shower cubicle with electric drench style shower unit, corner pedestal wash hand basin with monobloc tap and a button flush WC. Tiled floor. PVC panelled walls and ceiling.




OUTSIDE
Positioned on an extensive site with a large block paved driveway to front and side with ample space for a variety of vehicles. Double gates to side allowing for further parking facilities.
Garden to rear with large block paved patio and pebbled areas and well maintained garden laid in lawn. Screened by fence.
Outside tap. Electric car charging points. Solar panels.



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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