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

6 Rosslane, Ballyclare, BT39 9HP









- **Modern Townhouse**
- **3 Bedrooms**
- **1+ Reception**
- **Modern Shaker Kitchen with Dining Aspect**
- **Modern Four Piece Family Bathroom**
- **Principal Bedroom with Ensuite And Juliet Balcony**
- **Ground Floor Furnished Cloakroom**
- **Private Enclosed Garden to Rear**
- **PVC Double Glazing/Oil Fired Central Heating**
- **Popular Mews Style Development With Open Aspect**

PRICE Offers Over £179,950

Situated within a popular well regarded modern mews style development enjoying an open aspect. This well presented town house will ideally suit first time buyers searching for a home with all modern conveniences at a realistic price. Enjoying a well planned living layout incorporating three well proportioned bedrooms including principal bedroom with ensuite and balcony, spacious lounge, open plan shaker style kitchen with dining aspect, furnished ground floor cloakroom and a four piece family bathroom suite. With property prices on the increase an early viewing is advised.

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

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

ACCOMMODATION

GROUND FLOOR
Hard wood front door with inset glazing into spacious well presented entrance hall with tiled floor. Under stairs storage.

FURNISHED CLOAKROOM
Comprising pedestal wash hand basin with tiled splash back and a button flush WC. Tiled floor.

LOUNGE
15'8" x 11'1" (4.8 x 3.4)
Attractive modern open fireplace with polished granite hearth. Quality laminate flooring.

OPEN PLAN KITCHEN WITH DINING ASPECT
19'0" x 10'5" (5.8 x 3.2)
Equipped with a range of high and low level shaker style fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with monobloc tap. A host of Integrated appliances including oven, separate four ring electric hob with stainless steel splashback, overhead extractor fan housed in a stainless steel canopy, dishwasher, washing machine and fridge freezer. Tiled floor. Part tiled walls. Recessed down lighting. PVC double glazed French doors to rear.

FIRST FLOOR
Access to roof space. Hot press cupboard with pressurised system.

BEDROOM 1
12'1" x 11'1" (3.7 x 3.4)
PVC double glazed French doors open to Juliette balcony.

DELUXE ENSUITE
Comprising large fully tiled shower cubicle with thermostatically controlled shower, semi-pedestal wash hand basin and a button flush WC. Tiled floor. Recessed down lighting.

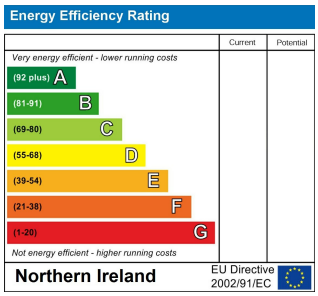
BEDROOM 2
10'5" x 9'6" (3.2 x 2.9)

BEDROOM 3
8'2" x 7'6" (2.5 x 2.3)

FOUR PIECE FAMILY BATHROOM SUITE
Comprising panel bath, fully tiled shower cubicle with thermostatically controlled shower cubicle, semi pedestal wash hand basin with tiled splashback and a button flush WC. Tiled floor. Recessed downlighting.

OUTSIDE
Private driveway to front for off-street parking finished in pink stones.
Private enclosed fully paved garden to rear. Screened by perimeter fence. Garden shed for storage. Outside tap.

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



Property Redress Scheme

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