

## 3 Brookfield Heights, Ballyclare, BT39 0TS



- Extended Semi Detached
- 3 Bedrooms
- 2+ Receptions
- Open Aspect Extending Over Open Countryside
- Sun Lounge Extension
- Excellent First Time Buy
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Modern White Bathroom
- Private Enclosed Hard Landscaped Garden To Rear
- Extended Detached Garage



**PRICE Offers Over £154,950**

*Positioned on a prime elevated site within a quiet cul de sac enjoying far reaching views over the surrounding countryside. This extended semi detached is an excellent opportunity for a first time buyer to secure a home with a well planned living layout at a realistic price. With 3 bedrooms, 2 receptions plus a sun lounge extension an early viewing is recommended.*

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**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

Front door into:-

### ENTRANCE HALL

#### LOUNGE 14'3" x 12'9"

Feature stone clad fireplace with full height chimney breast with tiled hearth. Oak effect laminate floor. Views extending towards open countryside.

#### DINING ROOM 9'6" x 9'4"

Oak effect laminate strip flooring. Twin PVC double glazed doors to sun lounge. Open plan through to:-



#### KITCHEN 9'8" x 9'4"

Oak effect Kitchen equipped with a comprehensive range of high and low level fitted units. Inlaid single drainer sink unit. Integrated oven with 4 ring hob overhead extractor fan housed in matching canopy. Integrated fridge/freezer. Plumbed for washing machine. Twin glass display cabinet. Fully tiled walls and tiled floor. PVC double glazed door to garden.

#### SUN LOUNGE 11'3" x 7'7"

PVC double glazed door to garden. Tiled floor.



## FIRST FLOOR

#### BEDROOM 1 12'6" x 9'7"

Built in double wardrobe plus range of built in fitted wardrobes with matching three bay fitted drawers.

#### BEDROOM 2 12'6" x 9'7"

Range of fitted bedroom wardrobes and matching drawers with open ended shelving. Far reaching views over countryside.





### **BEDROOM 3 9'3" x 8'6"**

Built in double mirrored sliderobe. Far reaching views over countryside.

### **MODERN FAMILY BATHROOM**

Comprising Beech effect modern vanity unit with wash hand basin, wall push w.c. and large shower enclosure. PVC wall panelling.



### **OUTSIDE**

Neat garden to front stocked with a variety of shrubs.

Driveway to side with ample parking to detached garage.


Private hard landscaped courtyard style garden to rear fully paved screened by perimeter fence and mature trees.

### **DETACHED GARAGE 25'9" x 11'2"**

At Max.

Plus open store area 7'6" X 6'3"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	52
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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