

# 1 Millview Gardens, Ballyclare, BT39 9YA



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Open Plan Kitchen/ Dining
- Deluxe Modern Bathroom Suite
- Detached Garage With Secure Parking Bay
- Highly Regarded Location
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Cul De Sac Position/ Open Aspect To Front
- Excellent First Time Buy

**PRICE Offers Over £169,950**

*Positioned within a popular residential development in a quiet cul de sac just off the Mill Road in Ballyclare. This well maintained 3 bedroom semi detached will be a perfect home for a first time buyer searching for a property within an enviable location at a realistic price. Well presented throughout and within comfortable walking distance of Sixmile River Park and Ballyclare town centre an early viewing is advised.*

**> 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

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803



## ACCOMMODATION

### GROUND FLOOR

Mahogany effect PVC double glazed front door into:-

#### ENTRANCE HALL

Laminate plank flooring extending into:-

#### LOUNGE 14'0" x 11'9"

Attractive period style marble fireplace with mahogany surround.

#### OPEN PLAN KITCHEN/ DINING 17'6" x 11'3"

Equipped with a range of high and low level fitted units with contrasting work surfaces. Single drainer sink unit with swan neck mixer tap. Integrated oven with 4 ring gas hob and overhead extractor fan housed in stainless steel chimney with glass hood. Glass display cabinet. Integrated under counter fridge/ freezer. Plumbed for dishwasher and washing machine. Twin PVC double glazed French door to garden.



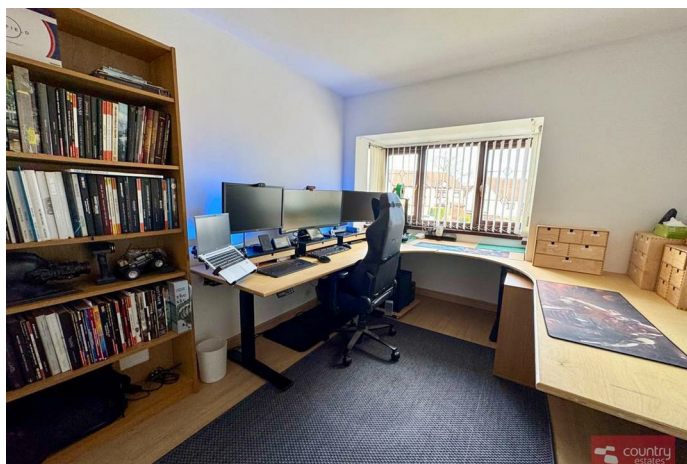
### FIRST FLOOR

#### BEDROOM 1 11'7" x 12'9"

At max.

#### BEDROOM 2 14'3" x 12'9"

At max. Laminate flooring.

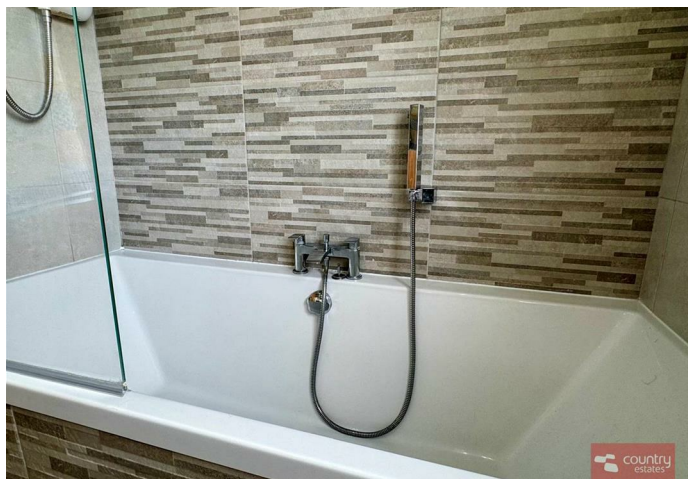
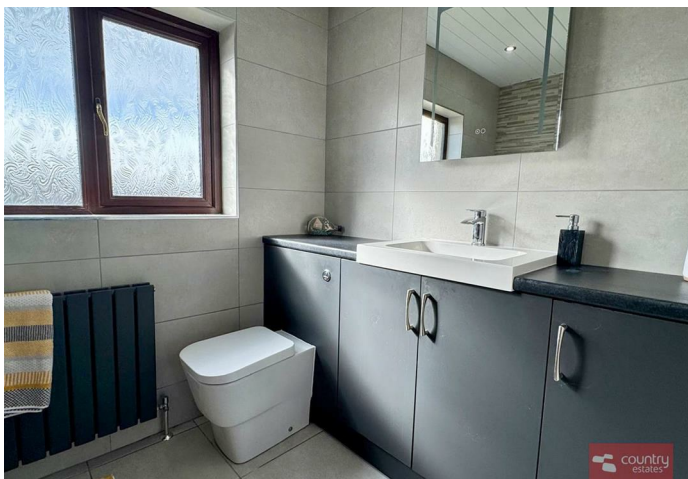


#### BEDROOM 3 9'6" x 8'7"

Laminate flooring. Built in wardrobe. Presently used as hobby room/ store.

## DELUXE MODERN BATHROOM SUITE

Comprising modern vanity unit in matt grey finish with button flush w.c. and panelled bath with fixed shower screen and hand shower attachment. Fully tiled walls. Tiled floor. PVC panelled ceiling. Low voltage lighting.



## OUTSIDE

Neat well maintained garden to front in lawn.  
Driveway to side with ample parking to secure enclosed gated private driveway.

## DETACHED GARAGE 19'4" x 11'6"


Up and over door. Power and light.

Private enclosed garden to rear in lawn screened by perimeter fence and paved walkway.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.**



T: 028 9318 0002  
 Fiona.hannah@themortgageshop.net

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