

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.

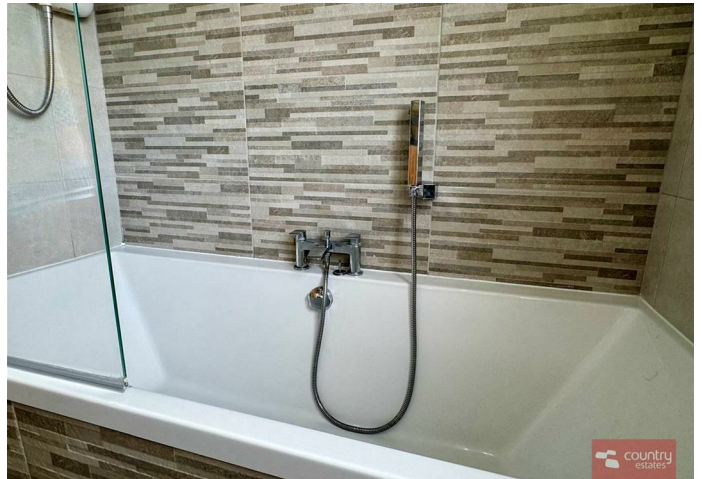


BEDROOM 3 9'6" x 8'7"

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) A		
(81-91) B		
(69-80) C		
(55-68) D	55	63
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	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.

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.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

PRS Property
Redress
Scheme