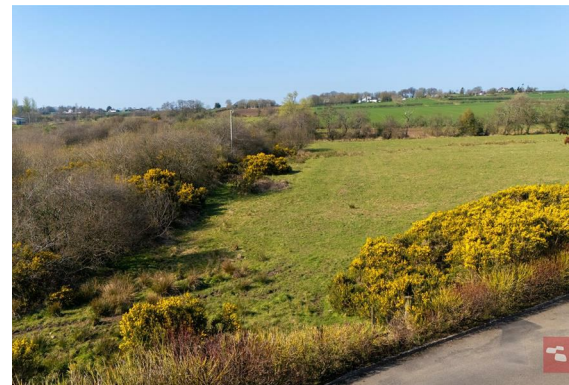


# 17 Gateside Manor, Ballyclare, BT39 9GA



- Modern Detached Family Home
- Three Bedrooms
- Two Receptions
- Prime Corner Site
- Open Aspect Over Countryside
- Detached Garage
- Shaker Fitted Kitchen
- Modern Family Bathroom
- En Suite/ Furnished Cloakroom
- PVC Double Glazing/ Oil Fired Central Heating

**PRICE Offers Over £204,950**

*Positioned on a prime corner site enjoying an open aspect over the surrounding countryside. This three bedroom detached family home offers an excellent opportunity to purchase a property within an established modern development in a quiet cul de sac at a realistic price. With a high level of interest anticipated an early viewing as 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

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

## ACCOMMODATION

### GROUND FLOOR

Front door into:-

#### SPACIOUS ENTRANCE HALL

Polished porcelain tiled floor.

#### FURNISHED CLOAKROOM

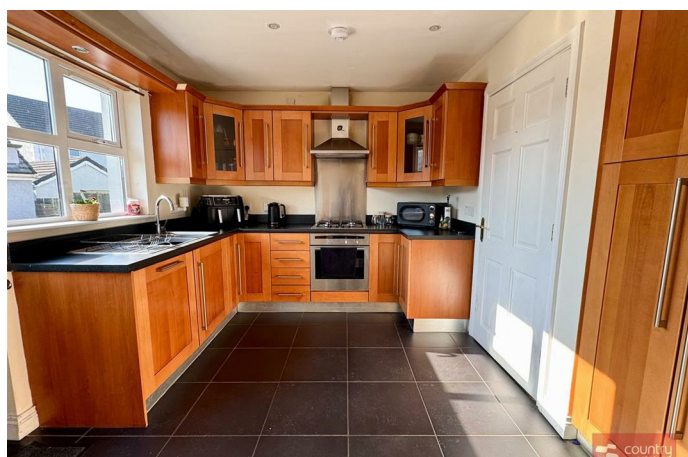
Comprising semi pedestal wash hand basin with monobloc tap and button flush w.c. Tiled floor.

#### LOUNGE 12'9" x 15'9"

Attractive Sandstone fireplace with horseshoe style cast iron inset and polished granite hearth. Piped for gas fire. Dual window aspect with views extending over open countryside. Hardwood exposed flooring.

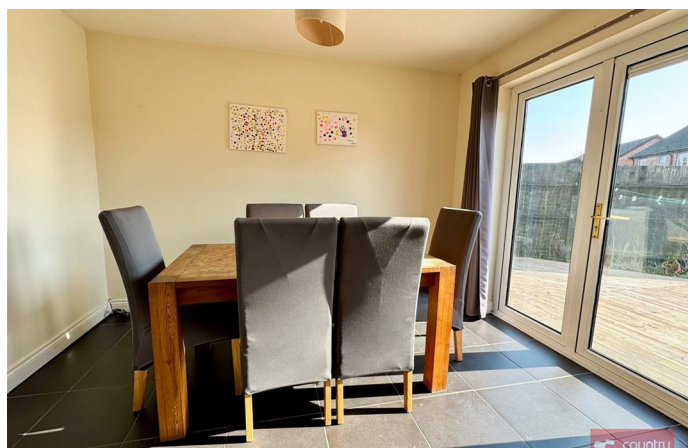
#### MODERN SHAKER STYLE KITCHEN 9'6" x 10'7"

Equipped with a comprehensive range of high and low level fitted units. Twin glass display cabinets. Single drainer stainless steel sink unit with swan neck mixer tap. Integrated oven with 4 ring gas hob and stainless steel splashback. Overhead extracted housed in stainless steel canopy. Integrated dishwasher and fridge freezer. Tiled floor extending through arch into:-



#### DINING ROOM 9'4" x 11'6"

Twin PVC double glazed French doors opening out to decked area and garden.



### FIRST FLOOR

#### BEDROOM 1 11'8" x 15'6"

At max. Fitted three bay modern sliderobes. Walnut effect laminate flooring. Open aspect to front with views over countryside.

#### MODERN EN EUISTE

Comprising button flush w.c. pedestal wash hand basin with tiled splashback and fully tiled shower cubicle with electric shower unit.



### **BEDROOM 2 11'8" x 11'1"**

Laminate flooring.

### **BEDROOM 3 9'8" x 8'1"**

Laminate flooring. Views over countryside to front.



### **MODERN FAMILY BATHROOM**

Comprising pedestal wash hand basin with tiled splashback, button flush w.c. and panelled bath with tiled splashback. Fixed Drench style shower with hand shower attachment. Tiled floor.



### **OUTSIDE**

Small garden to front in lawn. Extensive enclosed garden.

Rear hard landscaped with pink stones and American style deck.

Small garden to side in lawn. Perimeter screen by fencing driveway to rear to:-

### **DETACHED GARAGE**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      | 68        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| 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.**



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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