

10 Readers Avenue, Ballyclare, BT39 9DX



PRICE Offers Over £249,950

Positioned on a superb site within the highly regarded Readers Development. This attractive double fronted detached family home enjoys a well planned layout and a high internal specification throughout. Boasting a luxury contemporary kitchen with separate utility, luxury family bathroom and modern en suite. Externally there is a private enclosed garden with a superb covered pergola that provides an excellent entertaining space for family barbeques and evening entertaining. An early viewing is 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

- **Double Fronted Detached Family Home**
 - **3 Bedrooms**
 - **1+ Reception**
 - **Luxury Contemporary Kitchen**
 - **Luxury Family Bathroom**
- **Highly Regarded Established Development**
 - **Superb Private Garden To Rear**
 - **Driveway To Side**
- **PVC Double Glazing/ Gas Fired Central Heating**
 - **Open Aspect To Front**



ACCOMMODATION

GROUND FLOOR

Front door into:-

WELL PRESENTED ENTRANCE HALL

Ceramic tile floor extended into kitchen dining area.

FURNISHED CLOAKROOM

Comprising button flush w.c and semi pedestal wash hand basin with mono block tap . Feature half panel walls.



LOUNGE 11'3" x 17'8"

Dual window aspect. Feature raised woodburning stove. Bespoke shelving with integrated storage and open corner displays. Twin PVC double glazed doors leading to superb bespoke built covered pergola with roll down clear blinds. Perfect entertaining space for family get togethers. Fixed removable gate to garden.



LUXURY MODERN KITCHEN 17'6" x 10'9"

Equipped with a comprehensive range of high and low level modern fitted units in Matt grey finish. A host of integrated appliances including eye level oven, microwave, 4 ring gas hob with overhead extractor fan in stainless steel and glass hood, stainless steel splashback, dishwasher and fridge freezer. Single stainless steel sink unit with swan neck mixer tap. Part tiled walls. Dual window aspect.



UTILITY ROOM 7'3" x 6'6"

Fixed bench. Plumbed for washing machine. Housing for gas boiler. PVC double door to outside.



FIRST FLOOR

BEDROOM 1 10'9" x 11'3"

Dual window aspect.

MODERN EN SUITE

Comprising button flush w.c, modern vanity unit with monobloc tap and tiled splashback and large fully tiled shower enclosure with thermostatic controlled shower. Tiled floor.

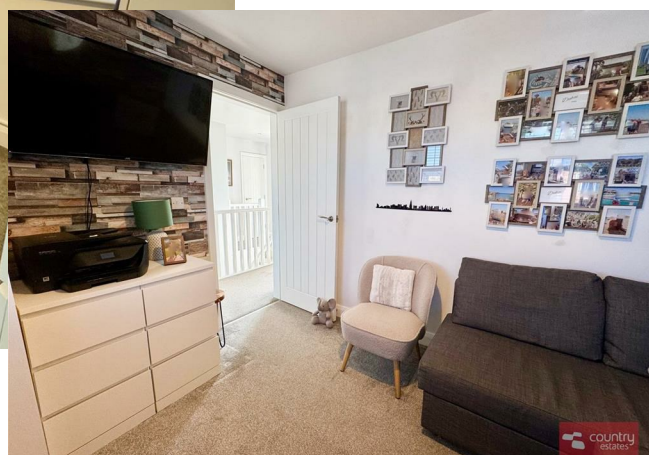


BEDROOM 2 11'3" x 8'6"

Dual window aspect.

BEDROOM 3 11'3" x 8'6"

Views over garden.



DELUXE FAMILY BATHROOM

Comprising button flush w.c, modern vanity unit with monobloc tap and tiled splashback and large open fully tiled shower enclosure with full height screen and Drench style shower with hand attachment.



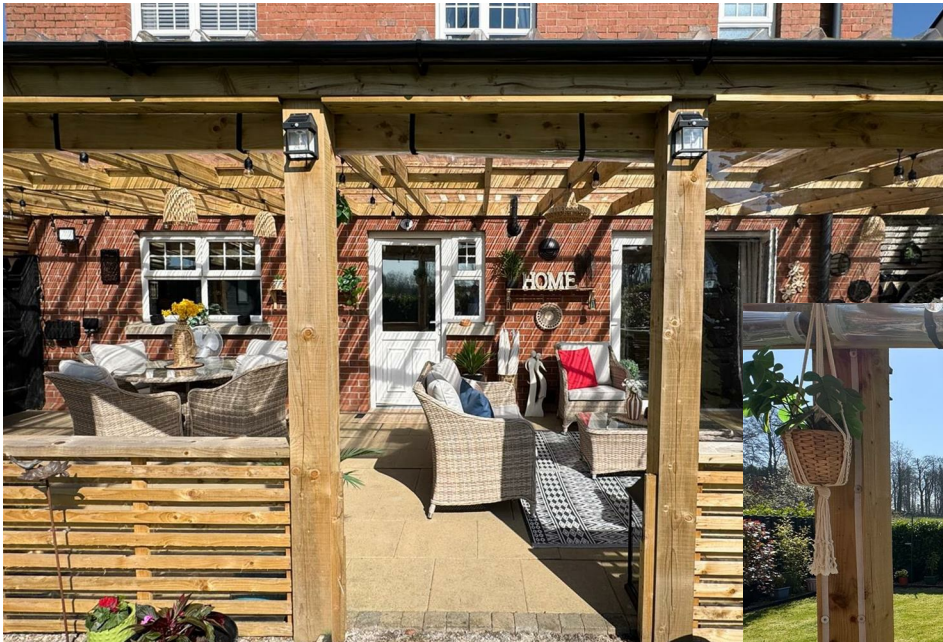
OUTSIDE

Neat well maintained garden to front in lawn.


Driveway to side with ample parking.

Large private garden to rear screened by perimeter fence and mature hedge.

Superb covered pergola with roll down clear blinds. Perfect entertaining space for family get togethers. Fixed removable gate to garden.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(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.



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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