

1 The Longshot, Ballyclare, BT39 9SA



- Semi Detached Villa
- Three Well Proportioned Bedrooms
- Spacious Lounge
- Contemporary Fitted Kitchen with Casual Dining Aspect
- Modern White Bathroom Suite
- Furnished Cloakroom
- Master with Ensuite Shower Room
- Gas Fired Central Heating/PVC Double Glazed
- Private Enclosed Garden to Rear
- Highly Popular Location



PRICE Offers Over £215,000

Immaculately presented throughout, this three bedroom semi detached villa with fully enclosed rear garden, occupies a private, cul de sac position located off the popular Longshot Road, Ballyrobert Village, Ballyclare. The property comprises entrance hall, furnished cloakroom, generous sized lounge with cast iron multi fuel burning stove and PVC double glazed French doors to rear garden, contemporary fitted kitchen with casual dining aspect, three well proportioned bedrooms, to include master with deluxe en suite shower room, and deluxe bathroom with white three piece suite. Externally the property enjoys access to generous sized driveway area finished in tarmac, and fully enclosed rear garden finished in pebbling, paved patio and range of plants and shrubbery. Early viewing strongly 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

Composite front door with double glazed side screens into spacious well presented entrance hall with tiled flooring and accent wall paneling.

SPACIOUS LOUNGE 20'4" x 10'9"

Attractive feature inglenook style fireplace with cast iron wood burning stove. Quality laminate flooring. Dual window aspect. PVC Double glazed french doors to rear garden.



CONTEMPORARY FITTED KITCHEN WITH DINING ASPECT 19'8" x 9'6"

Equipped with a comprehensive range of high and low level units in a gloss finish with contrasting work surfaces and upstands. Single drainer stainless steel sink unit with mixer tap. Enjoying a range of integrated appliances to include; cooker, separate four ring gas hob with overhead extractor fan housed in stainless steel canopy, and dishwasher. Plumbed for washing machine. Space for freestanding fridge/freezer. Breakfast bar style return for casual dining. Part tiled walls. Tiled floor. PVC double glazed door to rear garden.



FURNISHED CLOAKROOM

Comprising semi-pedestal wash hand basin with monobloc tap and a button flush WC. Under stairs storage cupboard. Tiled floor.

FIRST FLOOR

Spacious landing.

BEDROOM 1 10'5" x 10'2"

Access to roof space.

LUXURY ENSUITE SHOWER ROOM

Comprising step in shower with thermostatically controlled drench style shower and hand shower attachment, vanity unit with monobloc tap and a button flush WC. Tiled floor. Recessed downlighting.

BEDROOM 2 10'9" x 10'2"



BEDROOM 3 10'9" x 8'10"

Presently used as dressing room.

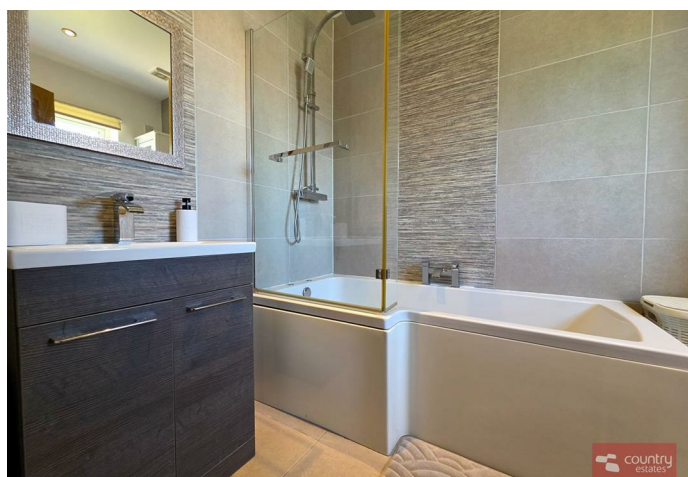
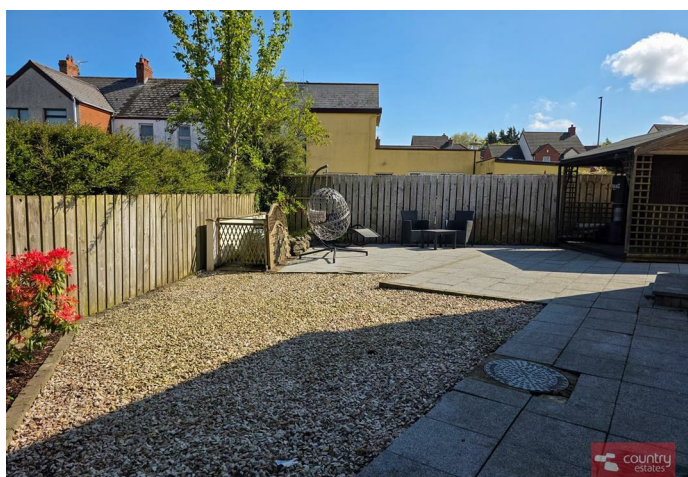
MODERN WHITE BATHROOM SUITE

Comprising P-shaped panel bath with fixed shower screen and thermostatically controlled drench style shower over bath, vanity unit with monobloc tap and a button flush WC. Tiled floor. Part tiled walls. Recessed down lighting.

OUTSIDE

Parking forecourt to front with ample space for a variety of vehicles.

Private enclosed hard landscaped garden to rear. Screened by perimeter fence and stocked with mature shrubs. Paved patio area and walk ways.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC 

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