

## 5 Readers Lane, Ballyclare, BT39 9BL



### PRICE Offers Around £299,950

*Positioned on a prime private site within a quiet cul de sac enjoying an open aspect and situated within the highly regarded Readers Development. This attractive double fronted detached family home enjoys a well planned layout, boasting a contemporary open plan kitchen/ living/ dining layout with separate utility, luxury family bathroom and modern en suite. Externally there is a private enclosed garden and a detached garage. With a high level of interest anticipated an early viewing is highly 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**
  - **Four Bedrooms Master With En Suite**
    - **2 + Receptions**
  - **Private Cul De Sac Position With Open Aspect**
  - **Luxury Open Plan Kitchen/ Living/ Dining Layout**
    - **Modern De Luxe Family Bathroom**
  - **Shaker Style Utility Room / Furnished Cloakroom**
    - **Detached Garage With Private Driveway**
    - **Highly Regarded Established Development**
    - **Gas Central Heating; PVC Double Glazing**





## ACCOMODATION

### GROUND FLOOR

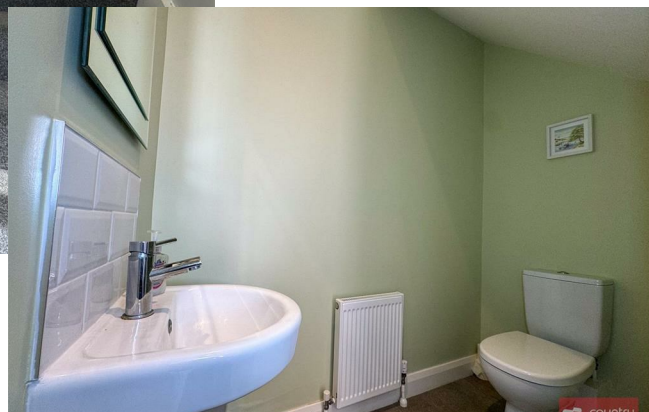
Composite front door into:-

#### ENTRANCE HALL

Stairwell to first floor. Tiled floor extending into open plan kitchen/ living/ dining.

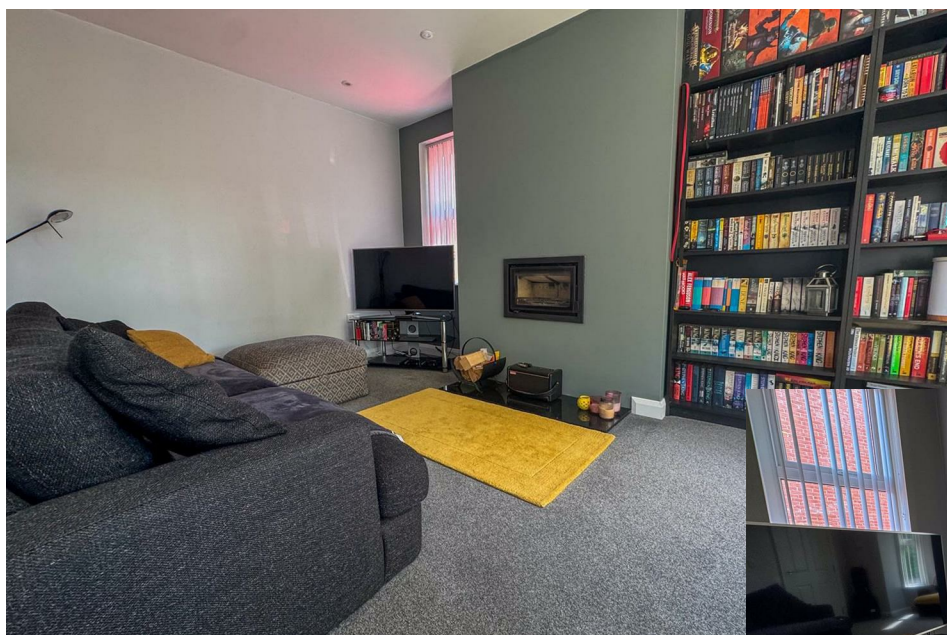
#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising semi-pedestal wash hand basin and w.c. Tiled floor.



#### LOUNGE 17'3" x 10'6"

Into bay window. Feature wall mounted inset wood burning stove. Recessed spotlights.



## OPEN PLAN KITCHEN/ LIVING/ DINING 28'3" x 17'6"

At widest points. Bay window. Equipped with a comprehensive range of modern shaker style high and low level units with contrasting work surfaces and matching upstands. A host of integrated appliances including eye level microwave, oven, 4 ring gas hob with stainless steel extractor canopy over and dishwasher. Stainless steel sink unit with drainer bay. Tiled floor. Double glazed doors onto rear garden and paved patio.



## UTILITY ROOM 10'6" x 5'1"

Matching low level fitted shaker style units with contrasting work surfaces with upstands. Single drainer stainless steel sink unit with mixer tap. Space for freestanding washing machine and tumble dryer. PVC back door leading to rear garden and paved patio.





## FIRST FLOOR

### LANDING

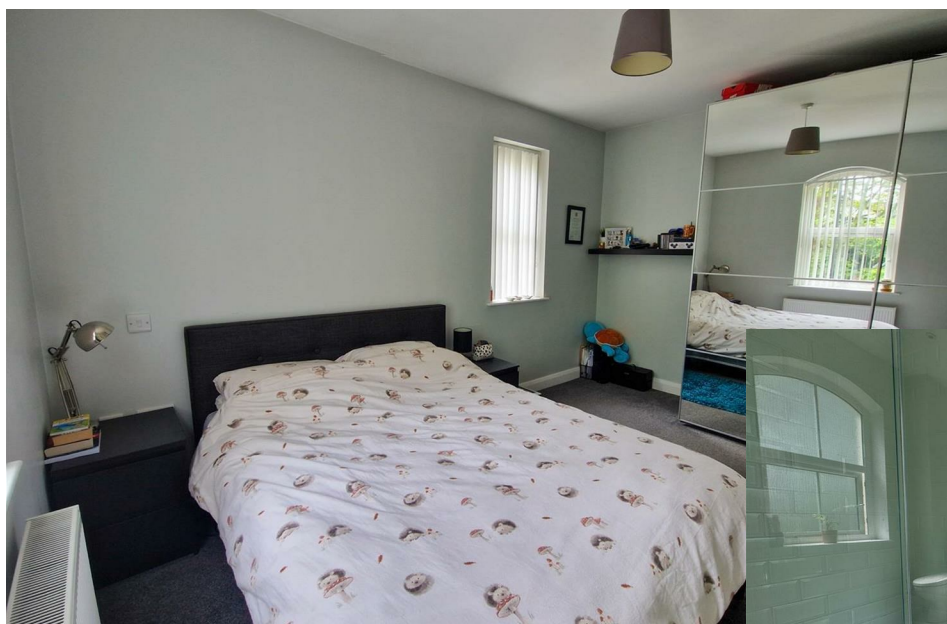
Access to hot press.

### BEDROOM 1 13'9" x 13'6"

At widest points.

### MODERN ENSUITE

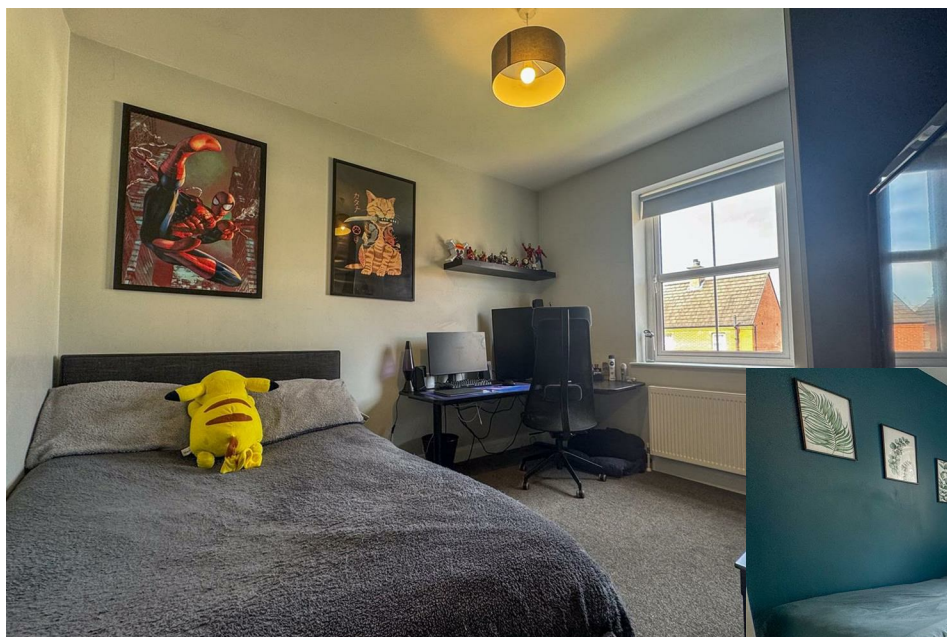
Comprising push button flush WC, floating fitted vanity unit with mixer tap and tiled splashback and spacious shower enclosure with thermostatically controlled shower. Part tiled walls. Tiled floor. Recessed spotlights.



### BEDROOM 2 11'8" x 10'6"

At widest points.

### BEDROOM 3 10'9" x 9'6"



## **BEDROOM 4 9'4" x 7'2"**



## **DELUXE FAMILY BATHROOM**

Modern fitted four piece suite comprising panelled bath, enclosed shower cubicle with thermostatically controlled shower, floating vanity unit with mixer tap and push button w.c. Chrome towel radiator. Part tiled walls and tiled floor.



## **DETACHED GARAGE 17'9" x 9'8"**

Power and light. Roller shutter door.

## **OUTSIDE**

Front garden finished in lawn.

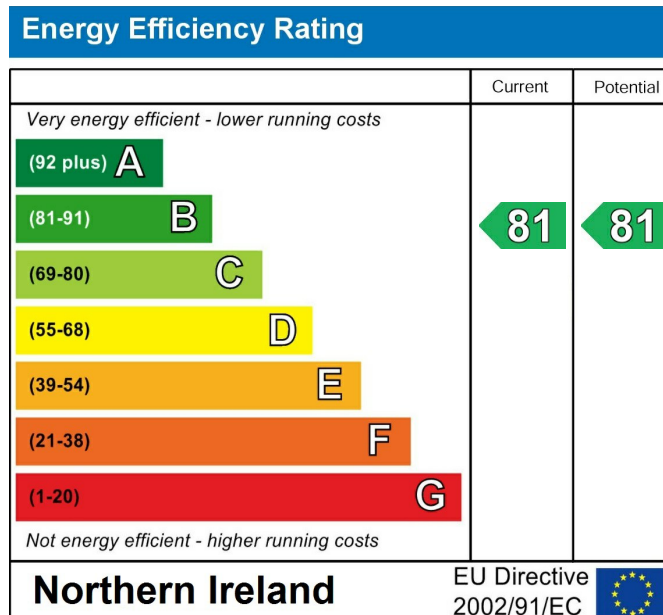
Private driveway finished in tarmac with ample parking for a variety of vehicles leading to detached garage.

Private enclosed rear garden finished in lawn with paved patio area. Screened by perimeter fence.

Outside tap and light.







**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

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