

# 5 Church View Terrace, Ballyclare, BT39 0QS



- End Townhouse
- 2 Bedrooms
- 2 Receptions
- Luxury Contemporary Shower Room
- Modern Fitted Kitchen
- PVC Double Glazed Windows & External Doors
- Popular Village Location
- Gas Central Heating
- Private Driveway to Front
- Excellent First Time Buy/ Investment

**PRICE Offers Over £99,950**

*Positioned within Doagh village this well presented end townhouse is a perfect property for first time buyers and downsizers alike. Beautifully presented throughout the accommodation briefly comprises two bedroom, two receptions, recently installed luxury shower room and a modern fitted kitchen. With gas heating, PVC double glazing, courtyard styled garden and a private driveway to front an early view is recommended.*

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**Glengormley**  
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## ACCOMMODATION

### GROUND FLOOR

PVC double glazed front door into:-

#### ENTRANCE HALL

Quality laminate strip flooring extending into lounge and dining area. Stairwell to first floor.

#### LOUNGE 13 x 9'9

Inglenook style fireplace with cast iron 'Henley' wood burning stove. Recess for wall mounted television (not supplied). Open plan into:-



#### DINING ROOM 12'9 x 8'1

Understair storage cupboard.

#### MODERN KITCHEN 11'3" x 10'3"

Equipped with a range of high and low level ash effect fitted units with contrasting work surfaces. Inlaid stainless steel sink unit with swan neck mixer tap. Integrated oven with four ring hob and overhead extractor housed in stainless steel canopy. Plumbed for washing machine. Part tiled walls. Tiled floor. PVC double glazed door to private rear garden.



### FIRST FLOOR

#### LANDING

Access to roofspace.

#### BEDROOM 1 13 x 12'9

At max.

## BEDROOM 2 11'9 x 10'9

Recessed low voltage lighting.



## LUXURY CONTEMPORARY BATHROOM

Recently installed 3 piece bathroom comprising modern vanity unit with bowl sink and fixed colour coded monobloc tap, button flush WC, large fully tiled shower enclosure in metro brick tile and drench style shower with hand held shower attachment and full height sliding glass door.




## OUTSIDE

Private driveway to front for off street parking.

Private enclosed courtyard style garden to rear.



| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            | 64  |
| (39-54) <b>E</b>                                   | 44                         |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>Northern Ireland</b>                            | EU Directive<br>2002/91/EC |  |

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



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