

19 Ballyhamage, Ballyclare, BT39 0PZ



PRICE Offers Over £289,950

Situated with the ever popular Ballyhamage development in Doagh village. This attractive modern detached family home benefits from a contemporary open plan living layout comprising modern fitted kitchen with centre island and utility room with casual dining area, spacious lounge, and sun lounge extension with vaulted ceiling. On the first floor there are 4 bedrooms, modern family bathroom, ensuite off bedroom one and a private balcony off bedroom three. Externally there is a private enclosed garden and a detached garage. With a high level of interest expected an early viewing is advised.

> 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

- **Superb Modern Detached Family Home**
 - **4 Bedrooms**
 - **3 Receptions**
- **Open Plan Kitchen/ Living/ Dining Layout**
- **Sun Lounge Extension With Vaulted Ceiling**
- **Modern Fitted Kitchen With Centre Island**
- **Furnished Cloakroom/ Modern Utility Room**
 - **Principal Bedroom With Ensuite**
 - **Private Balcony Off Bedroom 3**
- **Detached Garage**



ACCOMODATION

GROUND FLOOR

Hardwood front door with stained glass insets and stained glass side panel to:-

ENTRANCE HALL

Ceramic tiled floor.

FURNISHED CLOAKROOM

Comprising pedestal wash hand basin with mixer tap and push button w.c. Feature stained glass window. Ceramic tiled floor.



LOUNGE 18'0" x 11'1"

Into bay window. Feature fireplace with polished granite hearth and painted wooden surround. Exposed oak flooring.



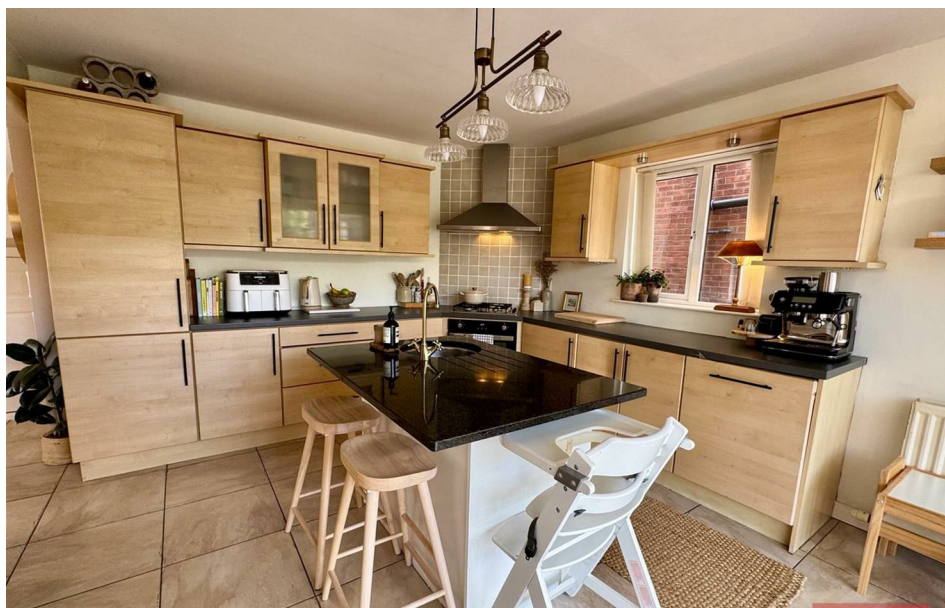
DINING ROOM 13'1" x 11'1"

Understair storage cupboard. Ceramic tiled flooring. Open plan through square archway into:-



MODERN KITCHEN 13'5" x 12'1"

Fitted with an extensive range of high and low level modern units in beech effect finish with contrasting work surfaces. Glazed display cabinets. Feature pelmet lighting. Built in four ring gas hob with matching underbench electric oven and overhead stainless steel extractor canopy. Feature centre island unit with breakfast bar style return and inset stainless steel circular sink with mixer tap with quality granite worksurfaces. Integrated fridge/ freezer and dishwasher. Complimentary wall tiling. Ceramic tiled flooring. Square archway to:-



SUNROOM 12'0" x 11'0"

Feature Vaulted ceiling. PVC double glazed french doors to patio and garden. Ceramic tiled flooring.

UTILITY ROOM 12'9" x 5'7"

Equipped with a matching range of modern high and low level fitted units with contrasting worksurfaces and inlaid single drainer stainless steel sink unit. Plumbed for washing machine. Tiled floor. External PVC double glazed door to driveway.



FIRST FLOOR

Staircase to first floor landing with shelved hotpress and access to roofspace.

BEDROOM 1 15'1" x 11'8"

Feature arched window. Door to:-

ENSUITE

Comprising pedestal wash hand basin with mixer tap, push button w.c and separate fully tiled shower enclosure with glazed door and shower fitting. Ceramic tiled flooring.



BEDROOM 2 11'1" x 8'6"

BEDROOM 4 11'1" x 8'6"

At max.

BEDROOM 3 14'1" x 11'1"

At max. Inset glass block feature wall. PVC double glazed door to private balcony with wrought iron railings and decked base. Presently used as home office.



MODERN BATHROOM

Modern 4 piece family bathroom comprising pedestal wash hand basin with monobloc tap, button flush w.c, off set panelled bath and fully tiled shower enclosure. Tiled floor.



OUTSIDE

Neat well maintained hardlandscaped garden to front finished in blue slate with stocked with various shrubs and plants.

Bricked driveway to side with ample car parking for a number of vehicles.

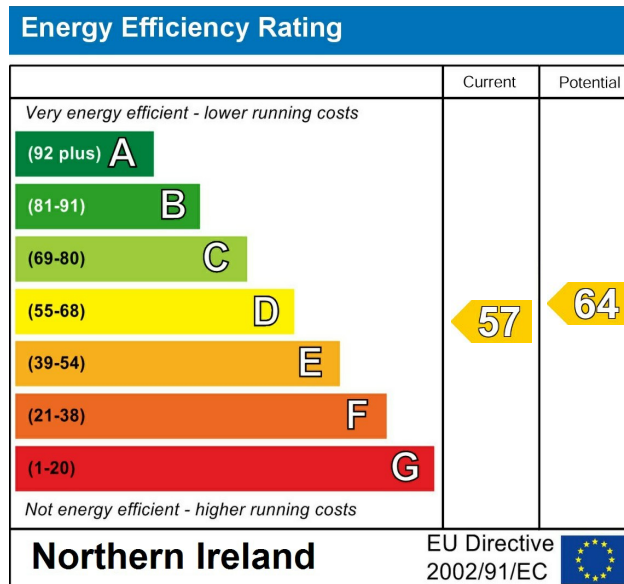
Private enclosed rear garden laid in neat lawn with pink stoned shrub beds. and paved patio. area perfect for family barbeques.

Outside water tap. Outside lighting.

DETACHED GARAGE 19'4"x 10'6"

Roller door. Light and power.





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



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