

6 Aiken Square, Ballyclare, BT39 9HT



- Modern Semi Detached
- 3 Bedrooms
- 2 Receptions
- Exclusive Modern Development
- Prime Site With Open Aspect
- Luxury Shaker Kitchen
- Deluxe Family Bathroom
- Modern Deluxe Ensuite
- Driveway To Side
- PVC Double Glazing/ Gas Central Heating



PRICE Offers Over £229,950

Positioned within the recently constructed exclusive Aikin square development. This 'Archer' house type enjoys a well planned living layout extending to circa 1138 sq ft including garden room. Beautifully presented throughout this home will interest the purchaser searching for a modern property with a turn key style feel without the wait.

> 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

Front door into:-

SPACIOUS WELL PRESENTED ENTRANCE HALL

With tiled floor. Extending into:-

MODERN FURNISHED CLOAROOM

Comprising button flush w.c and semi pedestal wash hand basin with monobloc tap and tiled splashback. Heated towel radiator .

LOUNGE 15'5" x 9'8"

Inglenook style fireplace With inset multi fuel cast-iron stove on slate hearth. Dual window aspect.



OPEN PLAN KITCHEN/ LIVING/ DINING APSECT 16'3" x 13'0"

Comprising luxury shaker kitchen equipped with a comprehensive range of high and low level fitted units with contrasting quality work services and upstands. A host of integrated appliances including eye level oven, separate 4 ring hob with splashback, overhead extractor fan housed in stainless steel chimney with glass hood dishwasher and fridge freezer. Fixed centre Island with breakfast bar style return for casual dining. Full height double glazed door to garden. Open Plan into:-

SUN LOUNGE EXTENSION 10'10" x 8'5"



UTILITY ROOM 9'8" x 5'7"

Equipped with a range of matching shaker style units with contrasting work surfaces single drainer stainless steel sink unit. Plumbed for washing machine. External door to driveway.

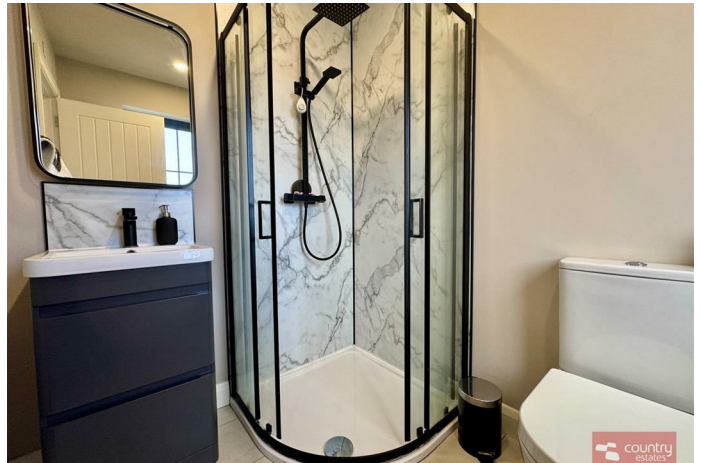
FIRST FLOOR

BEDROOM 1 12'2" x 10'4"

Built in double mirrored slide robe

DELUXE EN SUITE SHOWER ROOM

Comprising button flush w.c, modern vanity unit with monobloc tap and quarter rounded shower cubicle with drench style shower and hand held shower attachment.



BEDROOM 2 10'4" x 9'2"

Built in single wardrobe.

BEDROOM 3 10'4" x 6'8"

Presently used as dressing room.

DELUXE FAMILY BATHROOM


Comprising panelled bath with fixed shower screen and shower attachment, button flush w.c and modern vanity unit with monobloc tap.



OUTSIDE

Neat garden to front. Driveway to site with ample parking.

Private enclosed garden to rear screen by perimeter fence laid in part lawn brick paved patio and walkway.

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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.



You Talk. We Listen.

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