

## 33 Gateside Drive, Ballyclare, BT39 9GJ



### PRICE Offers Over £315,000

*Positioned within a well established modern development. This attractive 6 bedroom detached family home enjoys a spacious living layout over 3 floors incorporating 6 bedrooms; 2 with en suite, 3 reception rooms and a deluxe family bathroom. Externally, the property enjoys a prime private corner site with a detached garage, parking for a number of vehicles and a private mature garden with patio and decked area, perfect for evening entertaining. An early viewing is advised.*

**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803



- **Detached Double Fronted Family Home**
  - **6 Bedrooms; 2 Ensuite**
    - **3 Receptions**
  - **Solid Wood Fitted Kitchen with Utility**
    - **Furnished Downstairs Cloakroom**
    - **Detached Garage With Driveway**
  - **Spacious Mature South Facing Rear Garden**
- **PVC Double Glazed Windows / Oil Fired Central Heating**
  - **Highly Sought After Development**
    - **No Onward Chain**





## ACCOMODATION

### GROUND FLOOR

Hardwood front door with double glazed side screens into:-

#### SPACIOUS ENTRANCE HALL

Solid wood floor extending through to principal rooms. Access to under stair storage cupboard.

#### LOUNGE

18'9" x 12.0" (5.72m x 3.66m.0.00m)

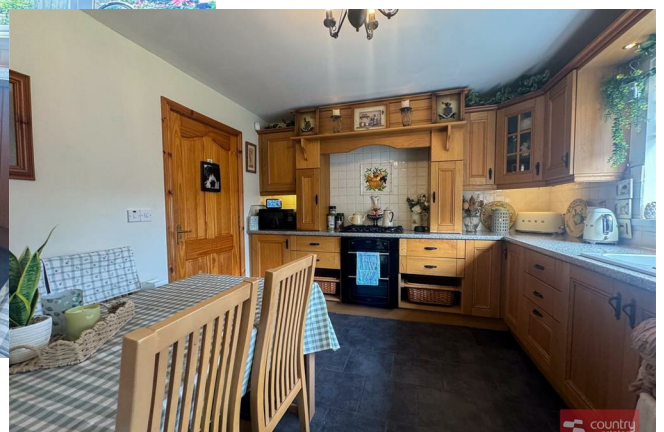
Attractive Period style cast iron fireplace with ornate carved wooden surround. Dual window aspect. Corniced ceiling.



#### DELUXE KITCHEN / DINING AREA

13'7" x 10'7" (4.14m x 3.23m)

Farmhouse style oak fitted kitchen. Equipped with a comprehensive range of high and low level quality oak fitted units with contrasting granite work surfaces. Porcelain double drainer sink unit with mixer tap. Fixed twin wicker bread baskets. Integrated appliances including fridge/freezer, dishwasher, electric oven and 5 ring gas hob with concealed overhead extractor. Glass display cabinet. Part tiled walls. Tiled floor.





## UTILITY

7'3" x 5'0" (2.21m x 1.52m)

Comprising low level shaker style units with single drainer stainless steel sink unit with mixer tap, space for freestanding washing machine and tumble drier. Tiled floor. Double Glazed hardwood door onto rear garden and patio.

## FURNISHED CLOAKROOM

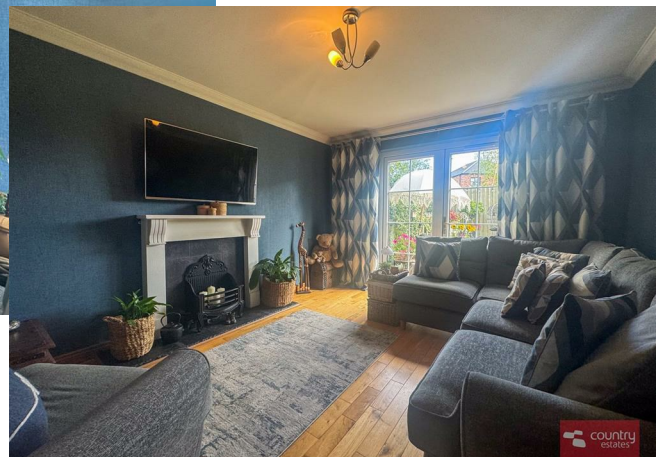
Comprising low flush wc and pedestal wash hand basin. Tiled floor.



## LIVING ROOM

14'0" x 11'0" (4.27m x 3.35m)

Corniced ceiling. PVC double glazed patio doors onto rear garden and patio.



## DINING ROOM

13'0" x 11'0" (3.96m x 3.35m)

Corniced ceiling. French doors leading to hallway.



## FIRST FLOOR

### LANDING

Access to shelved hot press.

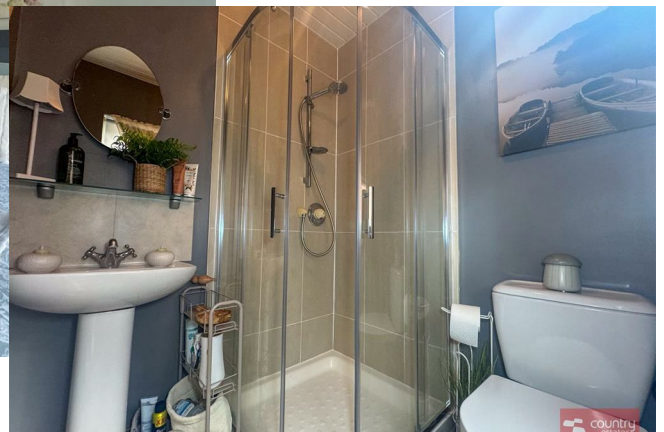
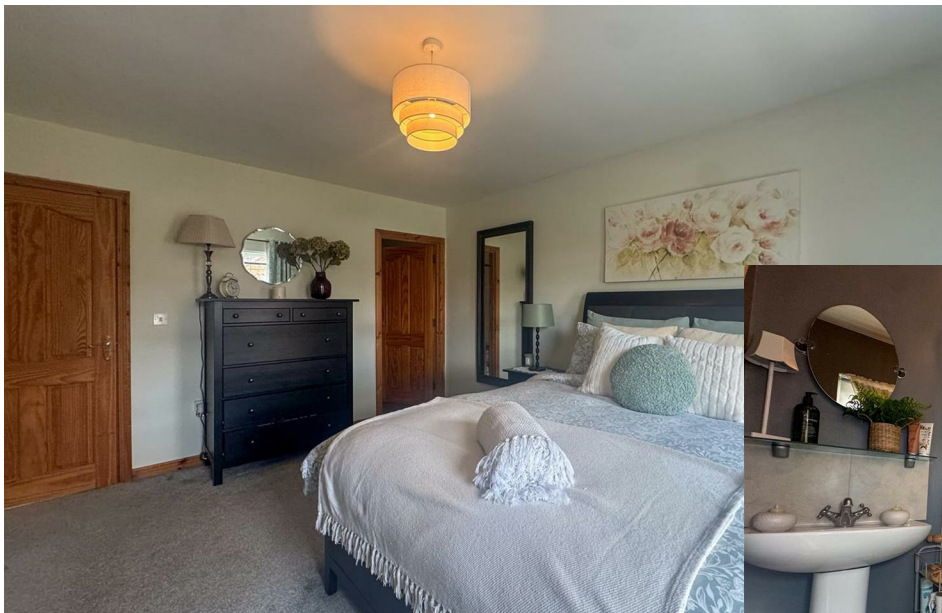
### BEDROOM 1

14'5 x 12'7 (4.39m x 3.84m)

Dual window aspect.

### ENSUITE

Comprising pedestal wash hand basin and button flush w.c, enclosed quarter rounded shower cubicle with thermostatically controlled shower overhead, glass shower screen. PVC panelled ceiling.





## **BEDROOM 2**

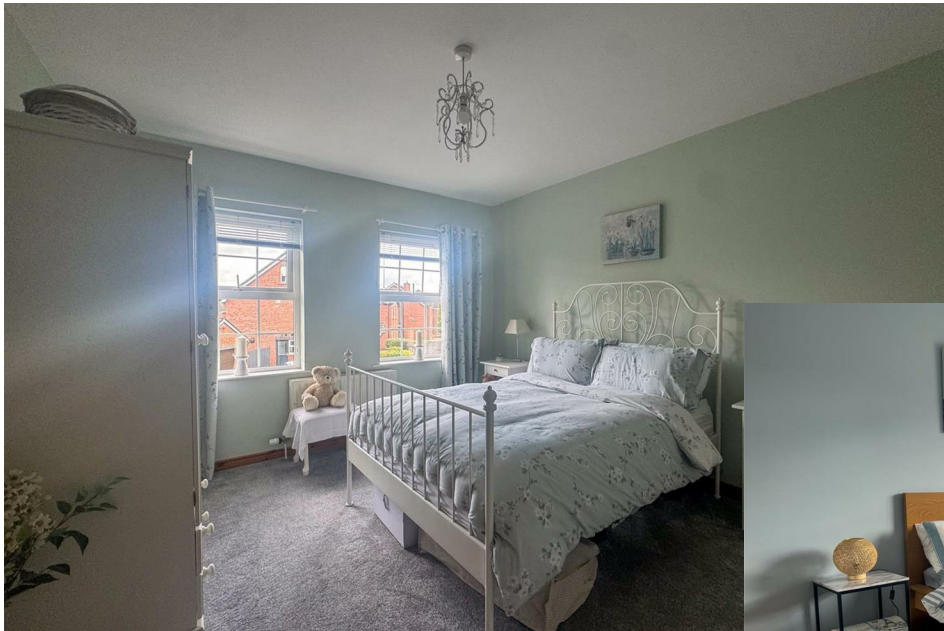
11'0" x 14'0" (3.35m x 4.27m)

## **BEDROOM 3**

12' 9" x 11'0" (3.66m 2.74m x 3.35m)

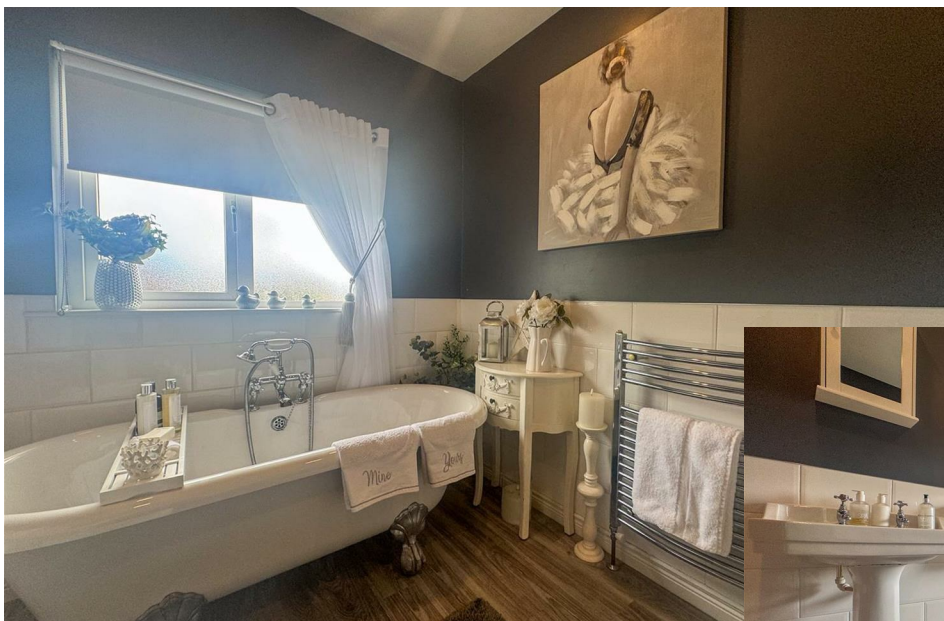
## **BEDROOM 4**

12'6" x 9'8" (3.81m x 2.95m)



## **DELUXE FOUR PIECE BATHROOM**

Comprising pedestal wash hand basin, high flush w.c, freestanding bath with telephone hand shower attachment, quarter rounded shower cubicle with thermostatically controlled shower overhead. Part tiled walls. Recessed spot lights. Chrome towel radiator.



## SECOND FLOOR

### LANDING

Access to storage cupboard.

### BEDROOM 5

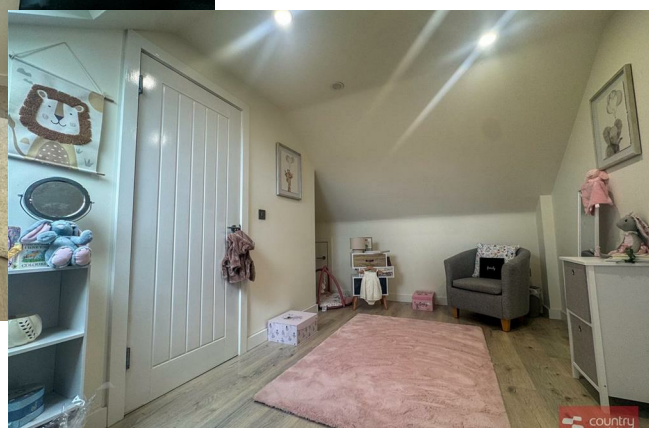
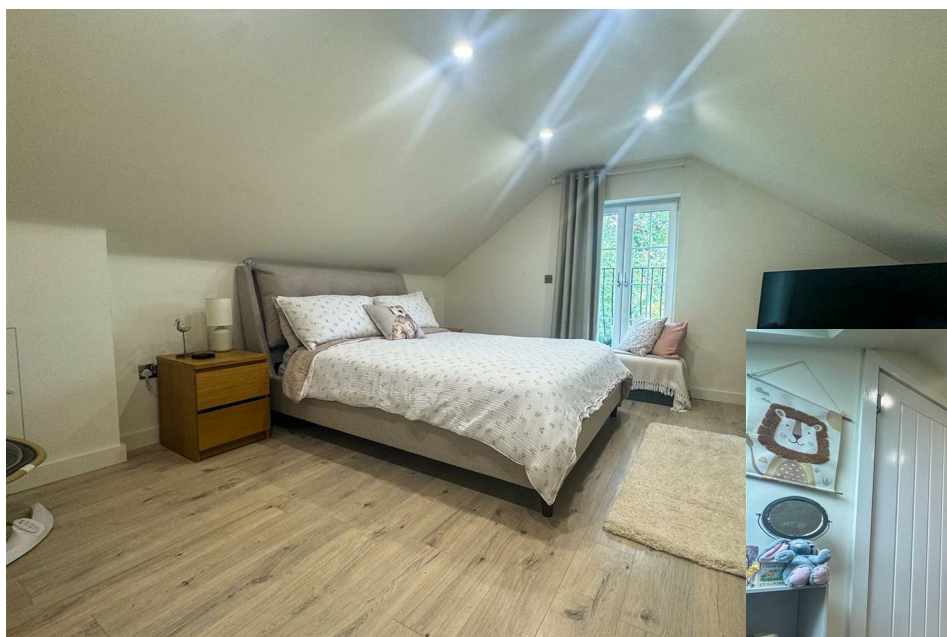
14'8" x 14'0" (4.47m x 4.27m)

Laminate plank flooring. Access to eaves storage.

### BEDROOM 6

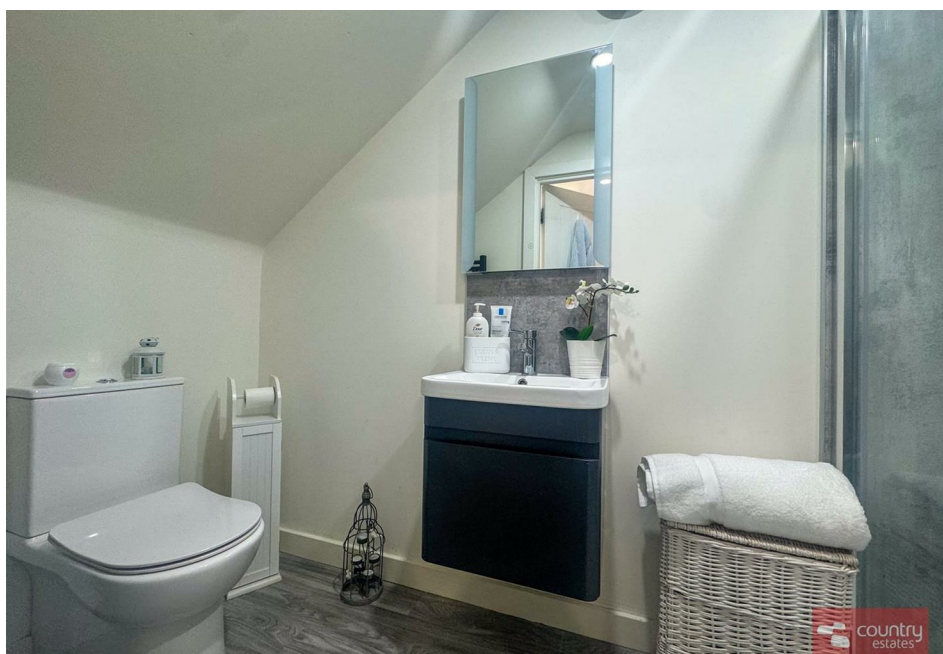
14'0" x 8'3" (4.27m x 2.51m)

Laminate plank flooring. Velux window. Recessed spot lights. Access to eaves storage.



### MODERN ENSUITE

Recently installed. Comprising push button flush wc, floating vanity unit with mixer tap, large shower enclosure with thermostatically controlled shower, waterproof wall panelling and fitted glass shower screen. Recessed spot lights. Towel radiator.





## DETACHED GARAGE

18'1" x 11'1" (5.51m x 3.38m)

Up and over roller door. Power and light. Recently installed oil boiler.

## OUTSIDE

Neat maintained garden to front stocked with a variety of shrubs and plants.

Driveway to side with ample parking for a variety of vehicles. Private enclosed garden to rear and side laid in neat lawn.

Screened by perimeter fence and trees. Private paved patio area.

Feature raised corner deck perfect for family barbeques.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

### IMPORTANT NOTE TO ALL PURCHASERS:

**We have not tested any of the systems or appliances at this property.**



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Fiona.hannah@themortgageshop.net

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