

## 39 Petticrew Park, Ballyclare, BT39 9LJ



- Modern Semi Detached Chalet Bungalow
- 4 Bedrooms
- Superb Open Plan Living/ Kitchen/ Dining Layout
- Luxury Contemporary Kitchen
- Deluxe Ground Floor Wet Room
- Deluxe First Floor Shower Room
- PVC Double Glazing/ Gas Central Heating
- Private Driveway To Side
- Popular Modern Development
- Versatile Living Layout / Property Constructed Late 2023

**PRICE Offers Over £235,000**

*Situated within a modern highly regarded development. This attractive spacious semi chalet bungalow was constructed in late 2023 and enjoys a versatile living layout of either 4 or 3 bedrooms, a contemporary open plan living kitchen/ dining layout incorporating a luxury kitchen, ground floor wet room and deluxe first floor shower room. Positioned within comfortable walking distance of Ballyclare town centre this stunning home will interest both first time buyers and downsizers alike. An ideal purchase for someone searching for a new home with a turn key style finish without the wait. An early viewing is recommended.*

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**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

Grey coloured composite front door with twin full height double glazed side screens and into:-

#### SPACIOUS WELL MAINTAINED ENTRANCE HALL

Tiled floor extending through to open plan living/ kitchen/dining area. Under stairs storage cupboard.

#### OPEN PLAN KITCHEN/ LIVING/ DINING SPACE 26'3" x 12'8"

Incorporating contemporary luxury kitchen equipped with a comprehensive range of high and low level modern fitted units in contrasting styles. White granite effect contrasting work surfaces. A range of integrated appliances including eye level oven, four ring hob with concealed overhead extractor fan, fridge/ freezer and washing machine. Twin PVC double glazed doors to outside terrace/ patio. Living area with picture window. Tiled floor.



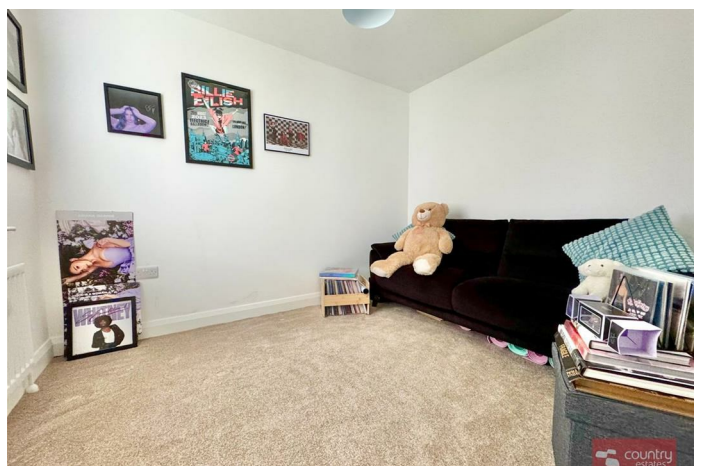
#### MODERN DELUXE WET ROOM

Comprising button flush w.c, semi pedestal wash hand basin and large open shower enclosure with fixed shower screen. Complementary wall tiling. Tiled floor. Recessed low voltage lighting.

#### BEDROOM 3 10'6" x 14'9"

#### BEDROOM 4 10'6" x 8'6"

Presently used as snug.



### FIRST FLOOR

#### BEDROOM 1 13'7" x 17'2"

At Max into dormer window with Fakro skylight.

#### BEDROOM 2 17'2" x 8'4"

At max into dormer window with Fakro skylight. Built in wardrobe.






## MODERN DELUXE SHOWER ROOM

Comprising semi pedestal wash basin with tiled accent panel, button flush w.c and quarter rounded shower cubicle with thermostatically control shower. Tiled floor. Large shelved linen cupboard. Fakro skylight.



## OUTSIDE

Neat well maintained garden front in lawn. Driveway to side with ample parking. Private enclosed garden to rear screened by perimeter fence. Brick paved terrace/patio. Steps to lower garden in lawn.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	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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