

# 111 Ballyeaston Road, Ballyclare, BT39 9SG



- Semi Detached
- 2 Bedrooms
- 1+ Receptions
- Conservatory
- Modern Shaker Kitchen
- Luxury Three Piece Family Bathroom
- Excellent First Time Buy
- Floored And Sheeted Roof Space
- PVC Double Glazing
- Oil Fired Central Heating

**PRICE Offers Over £159,950**

*Positioned on the Ballyeaston Road within comfortable walking distance of Ballyclare Town centre. This well maintained spacious semi detached property is a perfect purchase for first time buyers. With two bedrooms, lounge and conservatory this property is a must for those purchasers searching for a home at a realistic price. Externally, the property enjoys a large private enclosed garden and private driveway. An early viewing is recommended.*

**> 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



## ACCOMODATION

### GROUND FLOOR

PVC double glazed front door into:-

#### ENTRANCE PORCH

Tiled floor extending through to:-

#### LOUNGE 16'4 x 10'8

Feature granite fireplace and hearth with inlaid gas fire.



#### KITCHEN/DINING 16'4 x 11'7

Equipped with a comprehensive range of high and low level modern fitted shaker style units in cream with co-ordinating work surfaces. 'Leisure' double oven with 5 ring gas hob and stainless steel overhead extractor fan. Space for freestanding washing machine, tumble drier, dishwasher and fridge/freezer. Storage cupboard. Part tiled walls. Tiled floor extending through to:-

#### CONSERVATORY 11'6 x 10'7

PVC patio door onto rear patio.



### FIRST FLOOR

#### LANDING

Access to floored roof space via foldaway wooden steps. Excellent storage facility. Velux window.

#### BEDROOM 1 16'3 x 10'8

Twin double fitted sliderobes. Dual window aspect.

#### BEDROOM 2 11'2 x 8'7

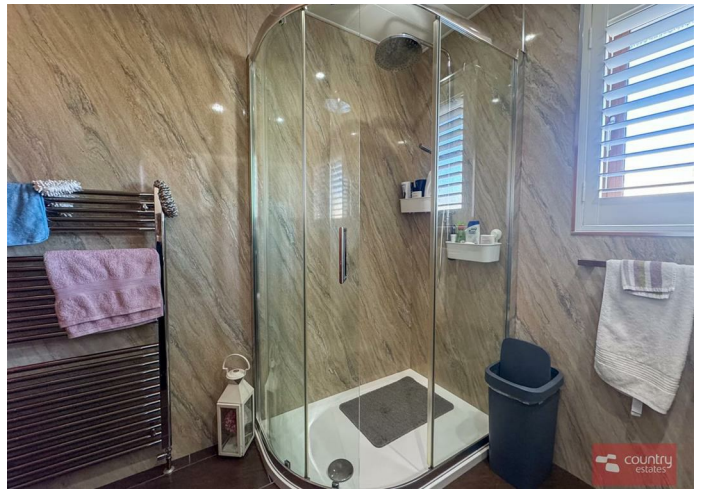
Fitted mirrored slide robes. Built in storage cupboard.





## MODERN BATHROOM

Comprising modern gloss vanity storage unit with inlaid sink, mixer tap and push button w.c. Quarter rounded shower enclosure with thermostatically controlled rainfall shower overhead. Chrome towel rail. PVC waterproof panelling to ceiling and walls. Tiled floor.



## OUTSIDE

Front garden finished in lawn. Large stoned driveway to front for a number of vehicles. Rear garden finished in lawn with a spacious paved patio area perfect for family BBQ'S. Screened by perimeter fence.



| 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>                                   |                            |                                                                                     |
| (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<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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 You Talk. We Listen.  
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