

# 12 Aikin Square, Ballyclare, BT39 9NR



- Modern Semi Detached
- Three Bedrooms
- Two Receptions
- Open Plan Kitchen / Living / Dining Layout
- Luxury Fully Fitted Shaker Kitchen
- Deluxe Family Bathroom
- Modern En Suite Shower Room
- Exclusive Modern Development
- Cul Se Sac Position With Open Aspect
- Gas Central Heating

**PRICE Offers Over £220,000**

*Positioned within the recently constructed exclusive Aikin square development. This 'Fleming' house type enjoys a well planned living layout extending to circa 1117 sq ft including garden room. Perfectly situated with a quiet cul de sac enjoying an open aspect. This contemporary semi detached will suit the purchaser searching for a modern home without the wait. The Property benefits from a high internal specification including a luxury fully fitted shaker kitchen, garden room and deluxe family bathroom. Within walking distance of local schools, shops and public transport a high level of interest is anticipated so an early viewing is advised.*

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

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**Ballyclare**  
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Glengormley  
BT36 5EU  
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## ACCOMMODATION

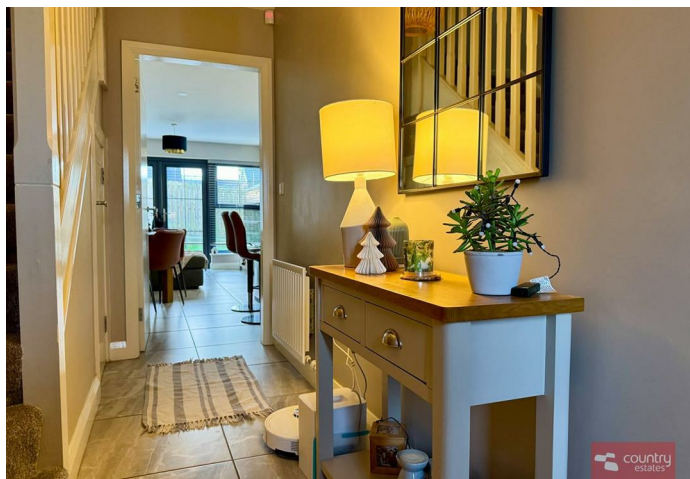
### GROUND FLOOR

Front door into well presented tiled entrance hall. Understairs storage cupboard.

Modern furnished cloakroom comprising button flush WC. Pedestal wash hand basin with mono block tap and tiled splashback. Patchwork stone effect Tiled floor.

### LOUNGE 17'7" x 10'5"

Plus bay window. Inglenook style fireplace with inset cast iron multi fuel stove on slate hearth. Quality walnut effect laminate plank flooring.



### OPEN PLAN LIVING/ KITCHEN/ DINING LAYOUT 17'7" x 10'10"

Comprising Luxury shaker style fitted kitchen equipped with a comprehensive range of high and low level fitted units in contrasting colours with white granite effect work services. Breakfast bar style island return for casual dining. Inlaid carron phoneix colour coded synthetic single drainer sink with swan neck mixer tap. A host of integrated appliances, including eye level oven, microwave, four ring hob with overhead extractor fan housed in stainless steel canopy with glass hood, fridge/ freezer, dishwasher and washing machine. Part tiled walls in metro brick style tile. Tiled floor. Open plan into:-

### GARDEN ROOM 10'7" x 8'6"

Twin PVC double glazed doors to garden and patio.



## FIRST FLOOR

### BEDROOM 1 12'7" x 10'5"

### DELUXE EN SUITE

Comprising button flush w.c, floating modern vanity unit in graphite grey finish with monobloc tap, feature tiled accent wall with fitted backlit bathroom mirror and large fully tiled shower enclosure. Tiled floor.



## **BEDROOM 2 12'8" x 9'10"**

## **BEDROOM 3 8'7" x 7'6"**

Presently used as home office. Built in storage cupboard/ wardrobe.

## **DELUXE FAMILY BATHROOM**

Comprising panelled bath with fixed shower screen and shower attachment, modern vanity unit with monobloc tap, tiled accent panel with recessed backlit mirror and button flush w.c. Complimentary wall tiling.



## **OUTSIDE**

Private parking forecourt to front.

Private enclosed garden to rear screened by perimeter fence laid in lawn. Brick paved patio and walkway.

Garden shed with power and light.



| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            | 83                         | 83                                                                                  |
| (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>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <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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