

# 12 Millview Gardens, Ballyclare, BT39 9YA



- Semi Detached Chalet Bungalow
- 3/ 4 Bedrooms
- 2/ 1 Receptions
- Popular Established Development
- Ground Floor Shower Room
- First Floor Shower Room
- Cul De Sac Position
- Detached Garage
- PVC Double Glazed Windows & Fascias
- Oil Fired Central Heating

**PRICE Offers Over £164,950**

*Positioned in a quiet cul de sac within an established popular development just off the Mill Road in Ballyclare. This spacious semi detached chalet bungalow enjoys a flexible living layout incorporating 3/4 bedrooms, 2/1 receptions and ground & first floor shower rooms. Externally, the property enjoys a private enclosed rear garden and detached garage. With a high level of interest anticipated an early viewing as advised.*

**> 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

Mahogany effect PVC double glazed front door with double glazed side screens into:-

#### SPACIOUS ENTRANCE HALL

Open tread staircase. Large shelved hotpress.

#### LOUNGE 15'3" x 12'2"

Attractive brick fireplace with tiled hearth and TV stand return.



#### BEDROOM 4/ FAMILY ROOM 10'10" x 10'3"

Suitable for family room if required.

#### MODERN SHOWER ROOM

Comprising vanity unit with monobloc tap, button flush WC and large shower enclosure with electric shower unit with PVC panelled walls.



#### BEDROOM 3/ DINING ROOM 9'9" x 9'8"

Suitable for dining room if required.

#### OAK EFFECT FITTED KITCHEN 12'3" x 9'3"

Equipped with a comprehensive range of high and low level oak effect fitted units with contrasting work surfaces and open ended corner displays. Co-ordinating Single drainer sink unit with mixer tap. Integrated oven with 4 ring hob and overhead concealed extractor fan. Part tiled walls. Tiled floor.

#### REAR HALL 6'4" x 5'9"

External PVC double glazed door to garden.





## FIRST FLOOR

### BEDROOM 1 13'6" x 10'11"

Built in shelved wardrobe.

### BEDROOM 2 13'6" x 12'0"

Velux window with window blind.

### SHOWER ROOM

Comprising wash hand basin, button flush WC and shower enclosure. Velux window. Fully tiled walls.



## OUTSIDE

Neat garden to front in lawn.


Driveway to side with ample parking.

Private enclosed garden to rear in lawn screened by perimeter fence.

### DETACHED GARAGE 19'9" x 10'3"

Oil fired boiler. Power and light.



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 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



Relying on a mortgage to finance your new home?

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