

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.

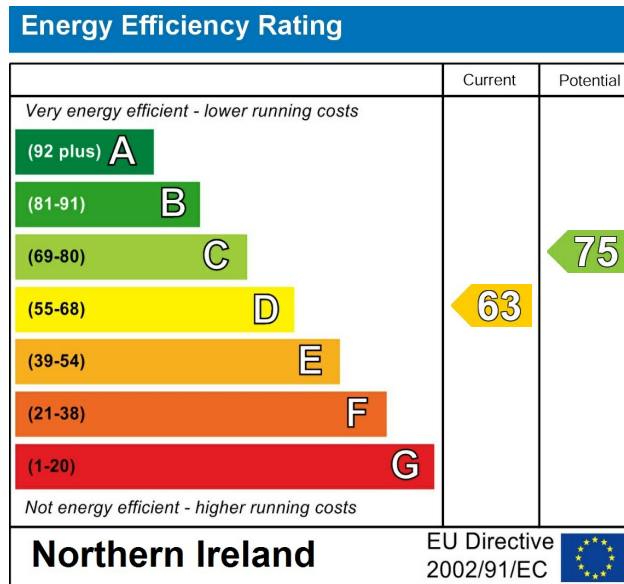
Driveway to side with ample parking.

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

DETACHED GARAGE 19'9" x 10'3"

Oil fired boiler. Power and light.





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

 **The Mortgage Shop**
 You Talk. We Listen.
 T: 028 9318 0002
 Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

PRS Property Redress Scheme