

44 Springhill Meadows, Ballyclare, BT39 9LD



- Modern Semi Detached
- 3 Bedrooms
- Master with Ensuite
- 1+ Receptions
- Luxury Shaker Kitchen with Utility
- Deluxe Family Bathroom
- Prime Site With Open Aspect
- South Facing Rear Garden
- Exclusive Modern Development
- PVC Double Glazing/ Gas Central Heating

PRICE Offers Over £219,950

Positioned within the well sought after Springhill Meadows development, Ballyclare. This modern semi detached property enjoys a well planned living layout comprising of 3 bedrooms, 1 reception, kitchen with dining aspect and a private enclosed south facing garden to rear. An early viewing is highly 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

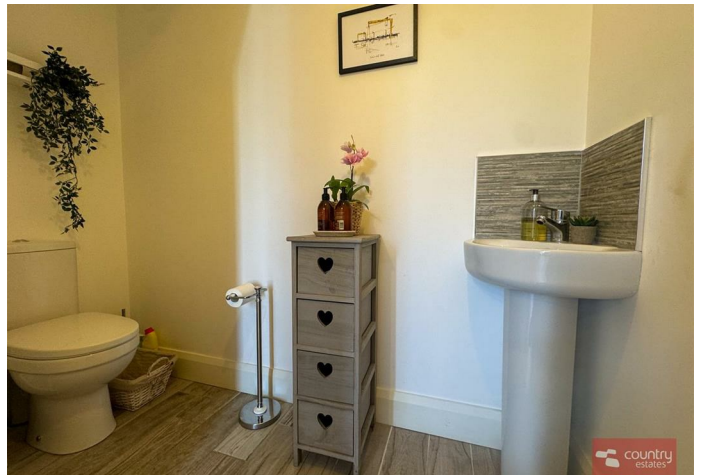
Composite front door with double glazed side screens into:-

ENTRANCE HALL

Wood effect tiled floor extending through all principle rooms.

FURNISHED CLOAKROOM

Comprising pedestal wash hand basin with mixer tap with complimentary wall tiling. Push button w.c. Access to under stair storage.



LOUNGE 16'4 x 11'5

Inglenook style fireplace with cast iron wood burning stove and wooden beam mantel. Dual window aspect. Double doors into:-



KITCHEN/DINING 19'1 x 12'3

Comprising luxury shaker kitchen equipped with a comprehensive range of high and low level fitted units in cashmere with contrasting granite work surfaces with matching upstands. Double drainer sink unit with swan neck mixer tap. A host of integrated appliances including fridge/freezer, dishwasher, electric oven, 4 ring gas hob with granite splash back and overhead extractor fan housed in stainless steel chimney. Double glazed patio doors onto rear garden.

UTILITY 7'3 x 5'9

Matching high and low level fitted units with contrasting work surfaces. Single drainer sink unit with mixer tap. Space for freestanding washing machine and tumble drier.



BEDROOM 1 13'4 x 11'5

Dual window aspect.

MODERN ENSUITE

Comprising button flush w.c, pedestal wash hand basin with mixer tap and light up mirror overhead. Fully enclosed shower unit with thermostatically controlled shower overhead. Part tiled walls. Tiled floor.



BEDROOM 2 10'8 x 10'7

BEDROOM 3 10'7 x 7'8

DELUXE FAMILY BATHROOM

Comprising panelled bath with fixed shower screen and thermostatically controlled shower over head, button flush w.c and pedestal wash hand basin with mixer tap and light up mirror overhead. Part tiled walls. Tiled floor.



OUTSIDE

Neat garden to front with tarmac driveway.

Private enclosed south facing garden to rear screened by perimeter fence laid in lawn with paved patio area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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.