

# 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.

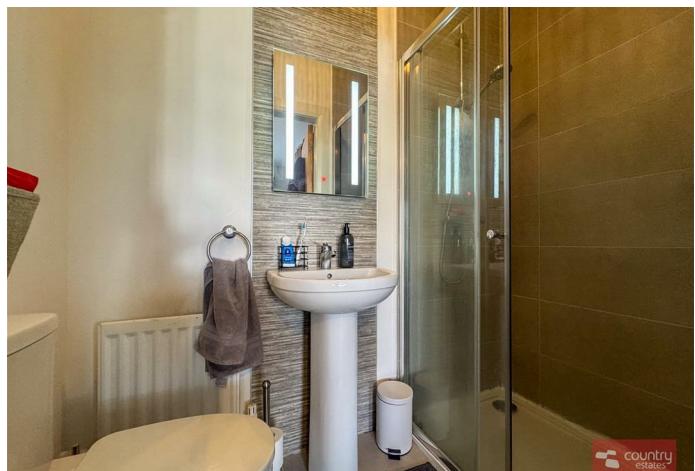


## **BEDROOM 1 13'4 x 11'5**

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<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.



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