

41 Brookfield Heights, Ballyclare, BT39 0TS



- Semi Detached
- 3 Bedrooms
- 2 Reception Rooms
- Cul De Sac Position / Open Aspect To Front
- Extensive Private Garden To Rear
- Deluxe Fitted Shaker Kitchen
- Deluxe Four Piece family Bathroom
- Popular Development
- Excellent First Time Buy
- PVC Double Glazing / Gas Central Heating

PRICE Offers Over £169,950

Positioned with popular development on an extensive mature site enjoying an open aspect and far reaching rural views to the rear. This well maintained three bedroom semi detached is a perfect purchase for first time buyers. Boasting a deluxe shaker kitchen and modern four piece family bathroom this home will attract strong interest so an early viewing is 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

ACCOMMODATION

GROUND FLOOR

Mahogany effect PVC double glazed front door with leaded glass inset and side screen into:-

SPACIOUS ENTRANCE HALL

Under stairs storage cupboard. Plus walk in cloak cupboard. Laminate plank flooring extended into:-

LOUNGE 13'10" x 14'6"

Modern open fireplace with marble surround and polished granite inset with matching hearth.

DINING ROOM 9'9" x 9'3"

Open plan into:-



DELUXE FITTED KITCHEN 10'2" x 9'6"

Equipped with a comprehensive range of high and low level fitted shaker style units with contrasting work services and upstands. Ceramic single drainer sink unit with swan neck tap in brushed gold effect. A range of Integrated appliances including oven with four ring hob and modern angled overhead extractor fan. Dishwasher and fridge freezer. Plumbed for washing machine. PVC mahogany effect double glazed door to garden.



FIRST FLOOR

BEDROOM 1 13'0" x 9'8"

Built in wardrobe. Views over mature gardens and surrounding countryside.

BEDROOM 2 12'3" x 9'8"

Open aspect to front.



BEDROOM 3 9'4" x 8'8"

At max presently used as dressing room. Built in wardrobe. Laminate flooring.

DELUXE FOUR PIECE FAMILY BATHROOM

Comprising button flush w.c, pedestal wash hand basin with monobloc tap, panelled bath and separate shower enclosure with electric shower. Tile effect PVC panelled walls.



OUTSIDE

Driveway side with ample parking.

Extensive private mature garden to rear. Screened by perimeter fence and mature trees.

Large hexagonal paved patio and Terrace. Perfect for family barbecue.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



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.

