

# 6 Readers Walk, Ballyclare, BT39 9BJ



**PRICE Offers Over £259,950**

*Positioned on a prime corner site within a highly regarded established development. This attractive double fronted detached family home enjoys a well-planned living layout incorporating spacious lounge, contemporary open plan luxury shaker style fitted kitchen with a modern matching utility room, deluxe four-piece family bathroom and Principal room en suite. Externally the property boasts a private enclosed rear garden with a matching detached garage that has been subdivided into a store and workshop area an ideal space for home office etc. Homes within the Readers development are in high demand so an early viewing is advised.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

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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

Composite front door with double glazed fan light.

### WELL PRESENTED ENTRANCE HALL

Tiled floor extending into kitchen/dining..

### MODERN FURNISHED CLOAKROOM

Comprising button flush w.c and semi pedestal wash hand basin with monobloc tap with tiled splashback. Feature half panelled walls tiled floor.

### LOUNGE 17'3" x 13'8"

At max. Feature bay window. Modern flush wall mounted multi fuel stove. Polished granite hearth. Recessed low voltage lighting. Dual window aspect.



### OPEN PLAN KITCHEN/ DINING 17'7" x 11'0"

Approximately . Equipped with a comprehensive range of high and low level shaker style fitted units in dove grey with contrasting polished granite works surfaces, upstands and splashback. Inlaid stainless steel sink unit with swan neck mixer tap. A host of integrated appliances including fridge freezer, dishwasher, oven, four ring gas hob and overhead extractor fan with glass hood in stainless steel chimney. Dual window aspect. Twin PVC double glazed French doors to patio and garden.



### UTILITY ROOM 6'9" x 6'5"

Fitted with a matching range of shaker style units. Plumbed for washing machine. Space for tumble dryer. PVC double glazed external door to rear garden and driveway.

### FIRST FLOOR

### SPACIOUS FIRST FLOOR GALLERY STYLE LANDING

With recessed low voltage lighting. Access to roofspace via fold away ladders.

## **BEDROOM 1 11'4" x 11'0"**

### **MODERN EN SUITE**

Comprising button flush w.c, modern vanity unit in gloss white with monobloc tap and tiled splashback. Fully tiled shower enclosure in Metro brick with thermostatically controlled shower. Tiled floor. Recessed low voltage lighting.



## **BEDROOM 2 11'3" x 8'2"**

Presently used as dressing room.

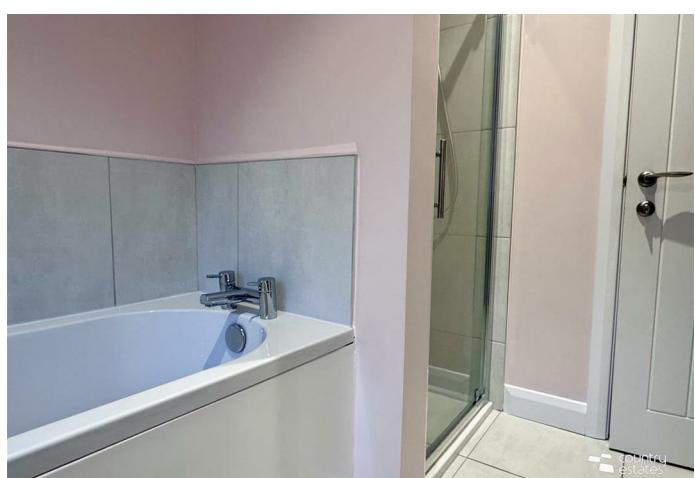
## **BEDROOM 3 11'3" x 8'6"**

Dual window aspect.



## **DELUXE FOUR PIECE FAMILY BATHROOM**

Comprising panelled bath with tiled splashback, modern vanity unit in gloss white with monobloc tap and tiled splashback and button flush w.c. Fully tiled shower enclosure with thermostatically controlled shower. Tiled floor. Recessed low voltage lighting.



## OUTSIDE

Outside large private corner site with neat well maintained Garden to front and side in lawn. Screened by estate railings.

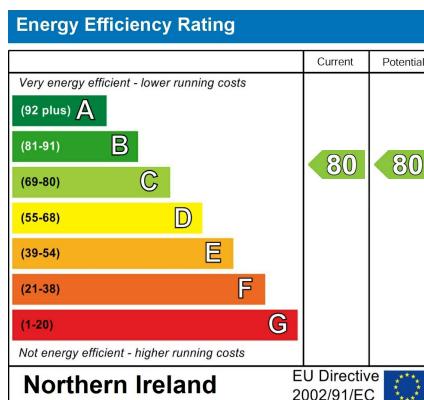
Private enclosed garden to rear screened by perimeter fence in lawn. Extensive private patio with walkway to rear.

## DETACHED GARAGE

Subdivided into two areas. Roller shutter door to storage area 9'6"×6'6" Internal door into:-

### WORKSHOP 11'6" x 9'6"

Power and light. Excellent space for a home office, etc



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



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