



14 Gateside Crescent, Ballyclare, BT39 9GL

Offers Over £279,950

- Red brick detached family home in popular residential area
- Lounge with laminate wood flooring and media wall
- Luxury white bathroom suite
- Double glazing in uPVC frames
- Detached garage
- 4 Bedrooms (1 ensuite shower room)
- Modern fitted kitchen with built in appliances and casual dining area
- Oil fired central heating
- Utility room plus downstairs W/C
- Immaculately presented throughout

14 Gateside Crescent, BT39 9GL

This impressive red brick detached family home is located within a popular and well-regarded development in Ballyclare. Immaculately presented throughout by its current owners, the property offers spacious and versatile accommodation ideal for modern family living. Internally, the home boasts two generous reception rooms, a contemporary kitchen with casual dining area, separate utility room and a convenient downstairs WC. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with ensuite shower room, along with a modern family bathroom. Externally, the property enjoys a large side garden with paved patio area, while the rear features a stylish pergola, creating an excellent space for outdoor entertaining. This superb home must be viewed to be fully appreciated.



Council Tax Band:



RECEPTION HALL

Composite front door, polished tiled flooring

CLOAKS

Low flush W/C, pedestal wash hand basin, polished tiled flooring

LOUNGE

15'7" x 11'9"

Laminate wood flooring, media wall wired for flat screen, feature electric fire

KITCHEN

13'8" x 10'5"

Modern fitted kitchen with range of high and low level units, round edge worksurfaces with upstands, stainless steel sink unit with mixer tap and vegetable sink, built in Hotpoint hob and fan assisted oven, built in Bosch dishwasher, Neff extractor fan, ceramic tiled flooring.

Casual dining area, door to rear

UTILITY ROOM

7'9" x 5'10"

Range of units, round edge worksurfaces with upstands, plumbed for washing machine, space for tumble dryer, ceramic tiled flooring, extractor fan

DINING ROOM

13'11" x 10'4"

Polished tiled flooring, patio doors to rear

FIRST FLOOR

LANDING

Laminate wood flooring, access to roofspace

BEDROOM (1)

15'9" x 11'9"

Laminate wood flooring, plus built in wardrobe

ENSUITE

Low flush W/C, wall hung vanity unit with mixer tap, corner glazed shower unit with controlled shower, extractor fan, downlighters, ceramic tiled flooring

BEDROOM (2)

12'5" x 8'10"

Laminate wood flooring

BEDROOM (3)

10'6" x 10'5"

Laminate wood flooring

BEDROOM (4)

10'6" x 6'10"

BATHROOM

Luxury white bathroom suite, pedestal wash hand basin, built in bath with mixer tap, corner glazed shower unit with controlled shower, luxury tiling, ceramic tiled flooring

OUTSIDE

Front: in lawn

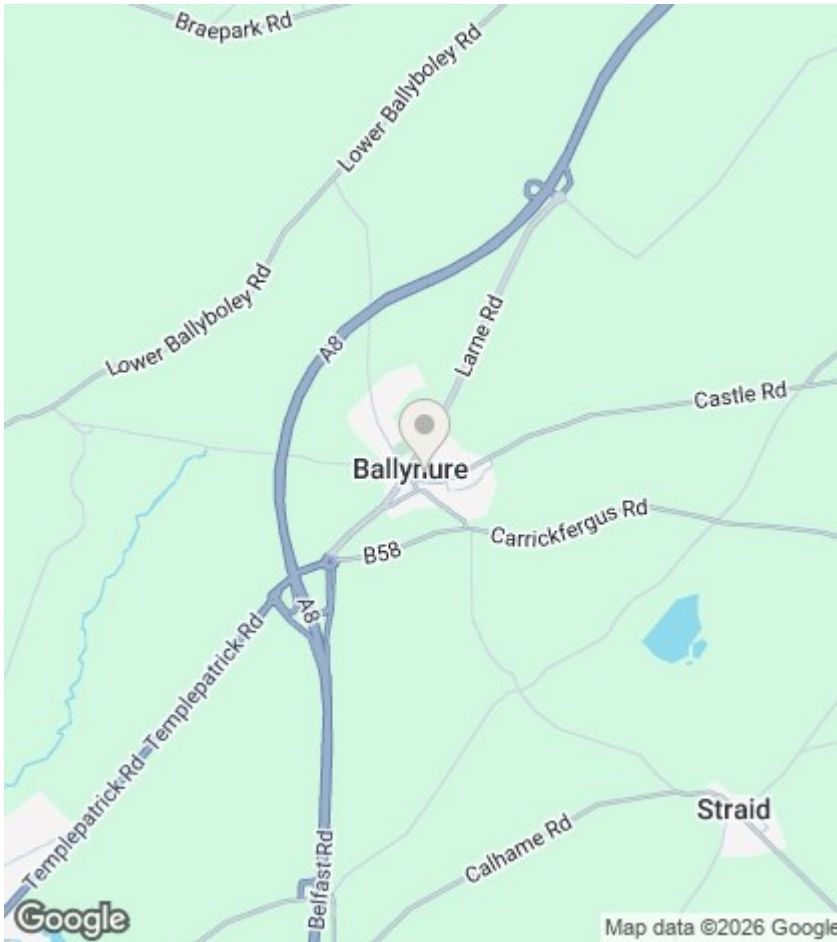
Side: in driveway with car charger, in large patio area suitable for a variety of uses, external sockets

Rear in paved patio areas, AstroTurf, pergola for outdoor entertaining, uPVC oil storage tank, water tap

GARAGE

18'5" x 10'5"

Roll top door, oil fired boiler



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Ground Floor

