

## 26 Readers Avenue, Ballyclare, BT39 9DX



- Modern Semi Detached House
- 3 Bedrooms
- 1+ Reception
- De Luxe Shaker Fitted Kitchen With Living / Dining Aspect
- Master Bedroom With En Suite
- Modern 4 Piece Bathroom Suite
- Well Regarded Established Development
- PVC Double Glazed Windows / Alarm System / Gas Heating
- Private Enclosed Rear Garden/ Tarmac Driveway
- Modern Furnished Cloakroom

**PRICE Offers Over £199,950**

*Positioned on a prime site within the well regarded Readers development in Ballyclare. This well presented modern 3 bedroom semi detached house will be of interest to first time buyers searching for a home within an enviable location at a realistic price. Enjoying a well planned living layout comprising open plan kitchen/living /dining, spacious lounge and en suite bathroom. Perfectly situated within walking distance of town centre and local schools. 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

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE

Panelled composite front door with multi point locking system and double glazed overhead fan light.

#### ENTRANCE HALL

Stairwell to first floor. Walnut effect laminate flooring. Recessed ceiling lighting.

#### MODERN CLOAKROOM

Comprising low flush w.c. and semi pedestal wash hand basin with mono block tap and splashback. Ceramic tiled floor. Automatic recessed ceiling lighting.

#### LOUNGE 15'4" x 11'9"

Contemporary wall mounted recessed wood burning stove with granite hearth. Dual window aspect. Recessed ceiling lighting and wooden mantle.



#### OPEN PLAN KITCHEN/ DINING / LIVING AREA 19'3" x 12'4"

Shaker style fitted kitchen with range of high and low level units with matching work surfaces. Range of integrated appliances to include inlaid 4 ring gas hob with electric under oven and overhead stainless steel extractor unit. Integrated fridge freezer, dishwasher and washer/ dryer. Inlaid stainless steel sink unit with swan neck mixer tap and drying tray. Recessed under unit lighting. Walnut effect laminate flooring. Recessed ceiling lighting. Understairs larder storage cupboard. PVC double glazed French doors accessing rear patio area.



### FIRST FLOOR

#### LANDING

Shelved hot press. Access to roof space via drop down ladder. Recessed ceiling lighting.



## BEDROOM 1 13'9" x 10'9"

### EN SUITE SHOWER ROOM

With three piece suite comprising fully tiled shower cubicle with sliding screen door, vanity unit with monobloc tap and wall mounted mirror and low flush w.c. Chrome heated towel rail. Ceramic tiled floor. Recessed ceiling lighting.



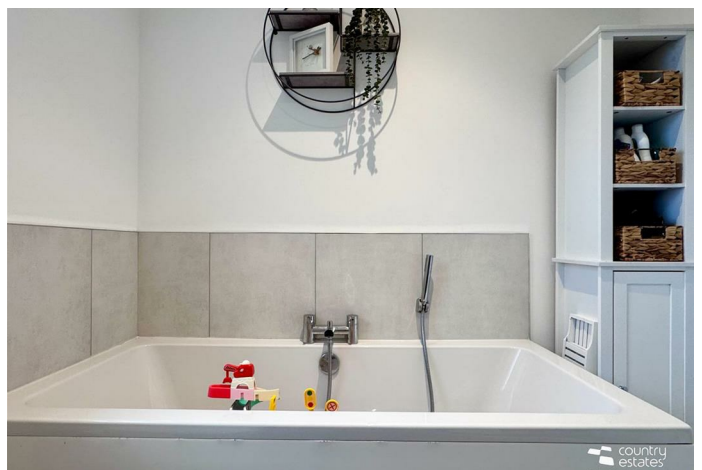
## BEDROOM 2 11'8" x 10'2"

## BEDROOM 3 10'7" x 8'2"



### MODERN BATHROOM

Contemporary 4 piece suite comprising panelled bath with shower attachment and splashback tiling, fully tiled corner shower cubicle with sliding screen door and mains operated shower unit, low flush w.c. and vanity unit with mixer tap. Chrome heated towel rail. Wall mounted mirror. Ceramic tiled floor. Recessed ceiling lighting.




## OUTSIDE

Neat front garden in lawn.

Spacious tarmac driveway to side with ample parking.

Enclosed private rear garden with pleasant open aspect screened by perimeter fence with imitation grass.

Spacious private patio area. Fenced bin store.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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.**



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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.

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