

12 Kilbride Grove, Ballyclare, BT39 0BG



- **Modern Semi Detached**
- **4 Bedrooms**
- **1+ Reception**
- **Modern Open Plan Kitchen / Living / Dining Layout**
- **Integral Garage With Private Driveway**
- **Four Piece Modern Family Bathroom**
- **Master Bedroom With Ensuite**
- **Popular Village Location**
- **Utility Room / Oil Fired Central Heating**
- **PVC Double Glazed Windows**

PRICE Offers Over £195,000

Positioned within a popular village location. The spacious well presented four bedroom semi detached will ideally suit the young family searching for a home with a spacious living layout at a realistic price. Boasting a four piece family bathroom, master bedroom with ensuite and internal garage 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

Composite front door with double glazed side screens into:-

WELL PRESENTED ENTRANCE HALL

Open storage space under stairs. Tiled floor.

LOUNGE 14'6" x 13'8"

Attractive cast iron horseshoe style fireplace with marble surround and granite hearth. Mid oak effect laminate plank flooring. Low voltage recessed lights.



OPEN PLAN KITCHEN WITH LIVING/ DINING ASPECT 20'8" x 9'9"

Equipped with a comprehensive range of high and low level of fitted units with contrasting worksurfaces and breakfast bar style return for casual dining.. Single drainer stainless steel sink unit with mixer tap. Space for a freestanding cooker with overhead extractor fan housed in matching canopy. Frosted Glass cabinet. Integrated under counter fridge and dishwasher. Feature painted panelled accent wall. Part tiled walls. Twin PVC double glazed French doors to garden and patio.

UTILITY ROOM 10'7" x 7'3"

Fitted with a range of high and low level units. Single drainer stainless steel sink unit with mixer tap. Part tiled walls. External PVC double glazed door to garden. Service store into:-



INTEGRAL GARAGE 18'7" x 9'7"

with roller shutter door. Power and light. Oil fired boiler.

FIRST FLOOR

BEDROOM 1 12'6" x 10'10"

Laminate strip flooring. Feature painted panelled wall.

MODERN ENSUITE

Comprising pedestal wash hand basin, button flush w.c. and fully tiled shower enclosure.



BEDROOM 2 11'8" x 10'6"

Laminate floor.

BEDROOM 3 9'6" x 9'6"

Laminate floor. Presently used as home office. Built in wardrobe.



BEDROOM 4 14'7" x 9'9"

Laminate floor. Bespoke fitted undereaves storage with mirrored finish. Velux window.

MODERN FOUR PIECE FAMILY BATHROOM

Comprising button flush w.c, panelled bath with shower attachment, pedestal wash hand basin and fully tiled shower enclosure.

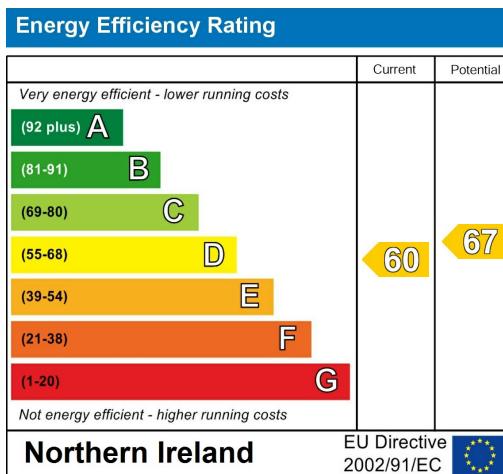


OUTSIDE

Outside neat well maintained garden to front in lawn.

Driveway to side to integral garage with parking space.

Private enclosed garden to rear screened by perimeter fence with raised decked area and small paved patio.



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



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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