

10 Rushfield Place, Ballyclare, BT39 0FR



- Modern Semi-Detached
- Three Well Proportioned Bedrooms
- Spacious Lounge
- Superb Sun Lounge Extension
- Contemporary Open Plan Shaker Style Kitchen
- Four Piece Family Bathroom Suite
- Deluxe Ensuite Shower Room
- Private Enclosed Garden to Rear
- PVC Double Glazed/Gas Fired Central Heating
- Highly Regarded Modern Development

PRICE Offers Over £229,950

Ideally positioned within the highly popular, modern Rushfield development, immaculately presented three bedroom semi-detached home enjoys a well planned living layout briefly comprising a spacious lounge, contemporary open plan shaker style kitchen with sun Lounge extension, four piece family bathroom and deluxe ensuite. Externally the property further benefits from a private driveway to side and a neat well maintained garden to rear. Ideally suited to the first time buyer searching for a turn-key style finish at a realistic price. 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

Composite front door with fan light into:-

SPACIOUS WELL PRESENTED ENTRANCE HALL

Understairs storage cupboard. Ceramic floor tiling.

SPACIOUS LOUNGE 16'8" x 10'9"

Feature wall mounted electric fire. Dual window aspect.

FURNISHED CLOAKROOM

Comprising semi-pedestal wash hand basin with tiled splashback and monobloc tap and a button flush WC. Ceramic floor tiling.

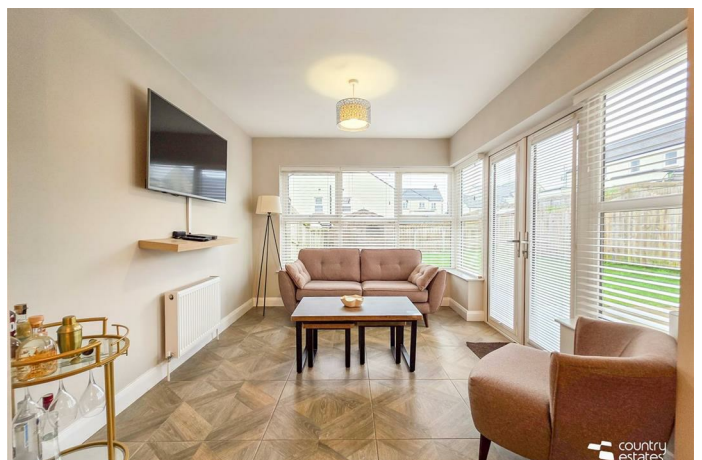


CONTEMPORARY OPEN PLAN KITCHEN 18'0" x 10'5"

Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting butcher block effect work surfaces. Single drainer stainless steel sink unit with swan neck mixer tap. Boasting a range of integrated appliances to include; Oven, separate four ring electric hob with overhead extractor fan housed in stainless steel canopy, dishwasher, washer/dryer and fridge freezer. Fixed breakfast bar with low base units for storage and matching work surface. Ample space for casual dining. Part tiled walls in Metro brick style. Ceramic floor tiling. Recessed downlighting. Open into:

SUPERB SUN LOUNGE 11'5" x 9'10"

PVC Double glazed doors to rear patio area. Ceramic floor tiling.



FIRST FLOOR

LANDING

With access to roof space. Shelved storage cupboard.

BEDROOM 1 10'9" x 9'10"

Dual window aspect.

DELUXE ENSUITE SHOWER ROOM

Comprising fully tiled shower cubicle with thermostatically controlled drench style shower and hand shower attachment, semi-pedestal wash hand basin with monobloc tap and tiled splashback, and button flush WC. Tiled floor. Recessed down lighting.



BEDROOM 2 13'11" x 8'2"

Feature accent wall panelling.

BEDROOM 3 9'2" x 9'2"

Presently used as dressing room.



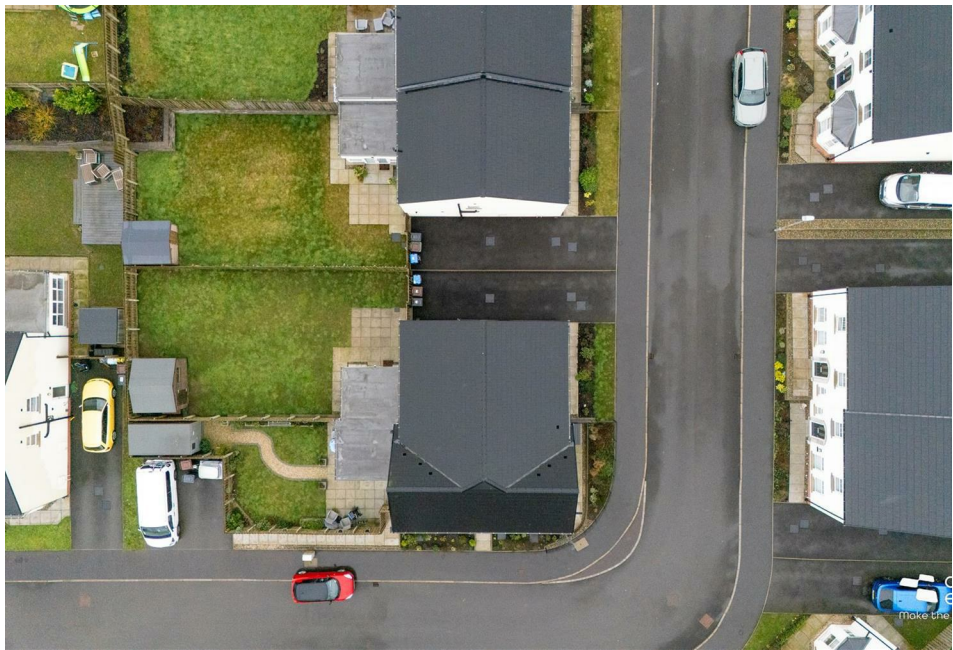
FOUR PIECE FAMILY BATHROOM SUITE

Comprising panel bath with hand shower, fully tiled quadrant shower cubicle with thermostatically controlled drench style shower and hand shower attachment, semi-pedestal wash hand basin with monobloc tap and a button flush WC. Tiled floor. Part tiled walls. Chrome towel radiator. Recessed down lighting.



OUTSIDE

Neat well maintained lawn to front with a variety of shrubs. Private driveway to side for off-street parking. Private enclosed garden to rear, laid in lawn and screened by perimeter fence. Paved patio areas.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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.



The Mortgage Shop

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Fiona.hannah@themortgageshop.net

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