

# 11 Gateside Mews, Ballyclare, BT39 9GT



- Superb End Townhouse
- 3 Bedrooms
- 1+ Reception
- Popular Established Mews Style Development
- Open Plan Contemporary Kitchen / Dining Area
- Modern Ensuite Bathroom
- Deluxe Modern Family Bathroom
- Private Hard Landscaped Rear Garden
- Furnished Ground Floor Cloakroom / Private Parking Forecourt
- PVC Double Glazing / Oil Central Heating



**PRICE Offers Over £189,950**

*Beautifully presented throughout this spacious modern end townhouse is situated within an established Mews style development just off the Victoria Road, Ballyclare. Well positioned within close proximity to Ballyclare Town Centre including shops, cafes, parks and public transport. This is a perfect property for first time buyers or downsizers. The property enjoys a spacious living layout comprising Open plan kitchen with living / dining aspect, deluxe family bathroom, modern ensuite and a lounge with wood burning stove. Externally there is a private parking forecourt and a secluded hard landscaped rear garden. The property further benefits from no onward chain so an early viewing is advised.*

**> 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 HALL

PVC double glazed composite front door with matching side screens. Access to understairs storage cupboard. Stairwell to first floor. Alarm panel. Tiled floor.

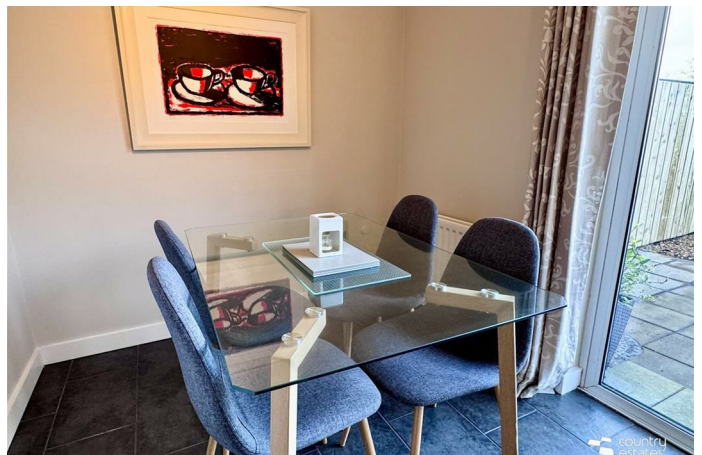
#### LOUNGE 14'9" x 11'9"

At widest points. Inglenook style fireplace with wood burning stove on granite hearth. Wood laminate floor covering.



#### MODERN KITCHEN WITH LIVING / DINING AREA 21'7" x 10'5"

At widest points. Equipped with a comprehensive range of modern high and low level red current matt units with chrome coloured trim and contrasting work surfaces. A host of quality integrated appliances to include 5 ring gas hob with Siemens stainless steel extractor canopy over, Smeg oven and De'Longhi microwave. Space for fridge freezer. Plumbed for washing machine. Stainless steel sink unit with drainer bay. PVC double glazed sliding patio door to rear garden. Tiled floor.



#### FURNISHED CLOAKROOM

Modern fitted 2 piece suite comprising semi pedestal wash hand basin and w.c. Tiled floor.

### FIRST FLOOR

#### LANDING

Access to partially floored roof space and hot press.

#### BEDROOM 1 10'6" x 10'4"

Wood laminate floor covering. Recessed lighting.

#### MODERN ENSUITE

Modern fitted 3 piece comprising shower cubicle with electric shower over, semi pedestal wash hand basin and w.c. Wood laminate floor covering. Part tiled walls.





### **BEDROOM 2 12'1" x 11'9"**

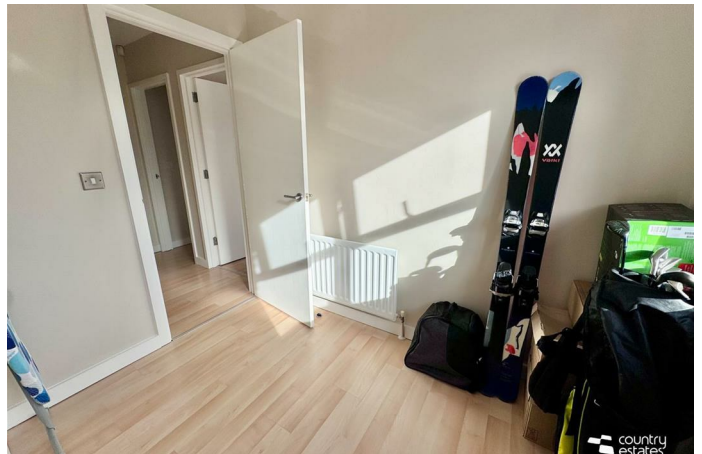
Laminate flooring. Recessed lighting. Open aspect to Victoria Road.

### **BEDROOM 3 9'0" x 8'3"**

Wood laminate floor covering. Recessed lighting. Open aspect to Victoria Road. Presently used as store room/luggage room.

### **MODERN BATHROOM**

Comprising sunken 'P' shape bath with offset corner mixer tap and pressurised mains shower unit over, fixed curved shower screen, wall push w.c. and modern vanity unit with circular sink unit on open plinth with monobloc mixer tap. Wall mounted mirror. Range of recessed ceiling lights. Sliding door.




### **OUTSIDE**

Private driveway to front finished in stone.

Private secluded low maintenance hard landscaped rear garden finished in decorative stone with paved patio area and screened by perimeter fence.

Oil fired central heating boiler (housed). Outside tap and light.



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