

26 Craighill Crescent, Ballyclare, BT39 9ZP



- Semi Detached
- 3 Bedrooms
- 1+ Reception
- Kitchen With Casual Dining
- Deluxe Three Piece Family Bathroom
- Modern En Suite Shower Room
- Popular Established Modern Development
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Large Private Driveway
- Excellent First Time Buy

PRICE Offers Over £195,000

Positioned just off the Ballyeaston road in a highly regarded established development within close proximity of Ballyclare town centre. This immaculately presented semi detached benefits from a spacious living layout incorporating 3 bedrooms, open plan contemporary kitchen with living/ dining aspect and ensuite shower room. Externally there is a secure enclosed rear garden and a private driveway. Perfect for the purchaser searching for a modern home without the wait and realistically priced 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

Composite double glazed front door into:-

ENTRANCE HALL

Herringbone laminate flooring extending through to kitchen/ dining.

LOUNGE 18'7" x 9'9"

Attractive modern fireplace with polished granite inset and hearth. Quality laminate flooring.



KITCHEN WITH CASUAL DINING 16'4" x 11'4"

Equipped with a comprehensive range of high and low level fitted units in cream finish with new installed contrasting work surfaces. Inlaid Single drainer black quartz sink unit. A range of integrated appliances including newly installed oven with separate 4 ring hob, overhead extractor fan housed in stainless steel canopy, fridge freezer and dishwasher. Plumbed for washing machine. Herringbone laminate flooring. Part tiled walls. Twin composite double glazed doors to patio and garden.



DOWNSTAIRS W.C.

Comprising button w.c. and pedestal wash hand basin with tiled splashback.

FIRST FLOOR

MASTER BEDROOM 12'2 x 11'4 at widest points

Newly installed Herringbone laminate flooring. Storage cupboard.

ENSUITE

Comprising button flush w.c, floating gloss vanity unit with monobloc tap and feature tiled accent panel, quarter rounded shower cubicle. Tiled floor.



BEDROOM 2 9'7" x 9'2"

Laminate flooring.

BEDROOM 3 9'4" x 8'1"

Newly installed Herringbone laminate flooring.



DELUXE MODERN BATHROOM

Comprising button flush w.c, panelled bath with fixed shower screen and shower attachment and floating gloss vanity unit with monobloc tap. Tiled floor. Part tiled walls.



OUTSIDE

Neat garden to front in lawn.

Driveway to side with parking.

Private enclosed garden to rear in part lawn screened by perimeter wall with neat private paved patio area.

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



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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