

26 Riverside Cottages, Ballyclare, BT39 9WZ



- Modern Semi Detached
- 3 Bedrooms/ 1+ Reception
- Highly Regarded Established Development
- Cul De Sac Position With Open Aspect
- Attached Garage With Extensive Driveway
- En Suite Bathroom / Furnished Cloakroom
- First Floor Family Bathroom
- PVC Double Glazed Windows
- Oil Fired Central Heating
- Open Plan Kitchen/ Living/ Dining Aspect

PRICE Offers Over £209,950

Situated within the popular Castlebrook development. Riverside cottages is a modern three bedroom semi detached is positioned within a quiet cul de sac enjoying an open aspect. The property enjoys a spacious living layout incorporating a deluxe open plan shaker kitchen with living / dining aspect, family bathroom and en suite shower room. Externally there is an extensive private driveway with attached matching garage and well maintained gardens. With homes in Ballynure village in high demand 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

Front door with double glazed fan light over. Into:-

SPACIOUS ENTRANCE HALL

Quality light oak effect Herringbone style laminae flooring extending into lounge and kitchen area.

FURNISHED CLOAKROOM

Comprising pedestal wash hand basin with splashback and button flush w.c. Tiled floor.

LOUNGE 16'3" x 12'0"

Attractive cast iron horse shoe style fireplace with painted wooden surround and granite hearth. Open arch into:-



OPEN PLAN KITCHEN/ DINING AREA 18'10" x 12'4"

Equipped with a comprehensive range of high and low level shaker style fitted units in 'Oxford Blue' finish with contrasting work surfaces. Ceramic single drainer sink unit with modern flexible hose style mixer tap. A range of integrated appliances including oven, microwave, four ring hob with overhead extractor fan housed in stainless steel canopy and fridge/ freezer. Part tiled walls. Sliding double glazed patio doors to garden.



FIRST FLOOR

MODERN BATHROOM

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

BEDROOM 1 12'2" x 11'7"

MODERN EN SUITE

Comprising step in shower enclosure, pedestal wash hand basin and button flush w.c. Fully tiled walls.



BEDROOM 2 12'10" x 11'6"

BEDROOM 3 10'0" x 8'3"

At max. Built in wardrobe.



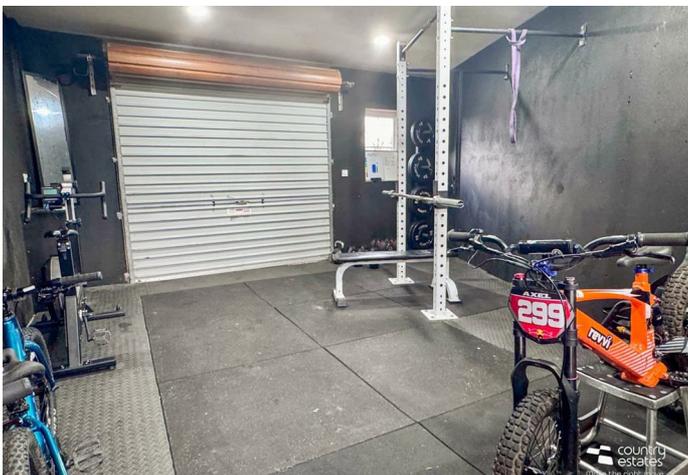
OUTSIDE

Neat garden to front in lawn. Large Driveway to side with ample parking for a number of vehicles to attached garage.

Private enclosed garden to rear in artificial grass screened by perimeter fence with paved patio area and walkways.

ATTACHED GARAGE 20'6" x 16'4"

At max. Roller shutter door. Power and light. Service door to rear. Garage presently used as gym.





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	63	68
(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.

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Fiona.hannah@themortgageshop.net

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