

17 Rosslane, Ballyclare, BT39 9HP



- Modern Semi Detached
- 3 Bedrooms/ 1+ Reception
- Popular Established Development
- Cul De Sac Position
- PVC Double Glazed/ Oil Fired Central Heating
- Open Plan Kitchen/ Living/ Dining
- Master Bedroom With En Suite & Balcony
- Modern Four Piece Family Bathroom
- Furnished Ground Floor Cloakroom
- Private Driveway To Side

PRICE Offers Over £184,950

Situated within a highly regarded established modern development enjoying a quiet cul-de-sac position. This well presented semi detached is a perfect property for first time buyers searching for a home with all modern conveniences at a realistic price. With features such as four piece family bathroom, master bedroom with ensuite and balcony, open plan shaker kitchen with living/ dining aspect and a furnished ground floor cloakroom 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

PVC double glazed front door into:-

SPACIOUS ENTRANCE HALL

Tiled floor. Under stairs storage cupboard.

FURNISHED CLOAKROOM

Comprising button flush w.c and pedestal wash basin with tiled splashback. Tiled Floor.

LOUNGE 15'6" x 11'6"

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



OPEN PLAN KITCHEN/ LIVING/ DINING AREA 19'3" x 10'4"

Equipped with a comprehensive range of oak effect shaker style fitted units with contrasting work surfaces and upstands. Inlaid stainless steel sink unit with mixer tap. A range of integrated appliances including oven with four ring hob and overhead extractor fan housed in stainless steel canopy, fridge freezer, dishwasher and washing machine. Tiled floor. Twin PVC double glazed French doors to patio and garden.



FIRST FLOOR

BEDROOM 1 11'9" x 10'9"

Feature twin PVC double glazed French doors to guard rail balcony.

MODERN ENSUITE

Comprising button flush w.c, semi pedestal wash hand basin with tiled accent panel and large shower enclosure with thermostatically controlled shower. Tiled floor.



BEDROOM 2 10'9" x 10'4"

BEDROOM 3 8'3" x 7'6"




MODERN FOUR PIECE FAMILY BATHROOM

Comprising button flush w.c, semi pedestal wash hand basin with tiled splashback, quarter rounded fully tiled shower enclosure and panelled bath with tiled splashback Tiled floor.



OUTSIDE

Neat garden to front in lawn. Driveway to side with ample parking.
Private enclosed garden to rear screened by perimeter fence. Part paved patio.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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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