



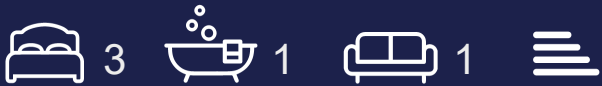
12 Seskin Road, Straid, Ballyclare, BT39 9NG

Offers Over £204,950

- Well presented semi detached home in the popular and idyllic village of Straid
- Spacious lounge with feature fireplace
- 3 Piece shower room
- Generous private driveway
- Oil fired central heating/ Double glazing
- 3 Bedrooms
- Modern fitted kitchen
- Matching detached garage
- Garden to front and side
- Separate outbuilding/ store

12 Seskin Road, Ballyclare BT39 9NG

Located in the popular and idyllic village of Straid, this attractive semi detached home offers modern and comfortable living in a quiet rural setting. The property comprises a bright lounge with open fire, modern fitted kitchen/dining with a range of built in appliances, three bedrooms and a contemporary three piece shower room. Externally the property benefits from a generous enclosed site, a detached double garage with plumbing, light and power and a separate outbuilding. This property is sure to appeal to a wide range of buyers and therefore early viewing is advised.



Council Tax Band:



GROUND FLOOR

ENTRANCE PORCH

Wood effect ceramic tiled flooring

HALLWAY

Wood effect ceramic tiled flooring, stairs to first floor landing

LOUNGE

15'7" x 10'11"

Wood effect ceramic tiled flooring, feature fireplace with granite hearth and surround, stone mantle, bay window, French doors to:

KITCHEN

14'11" x 13'1"

Wood effect ceramic tiled flooring, modern fitted kitchen with range of high and low level units and contrasting round edge worksurfaces, built in washing machine, built in dishwashers, built in double oven, built in electric hob, stainless steel overhead extractor fan, built in fridge freezer, built in larder, single drainer stainless steel sink unit with mixer tap, part wall tiling

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM (1)

13'8" x 7'9"

Double built in slide robes with mirrored doors

BEDROOM (2)

13'8" x 7'7"

Built in slide robes with mirrored doors

BEDROOM (3)

6'10" x 6'1"

Built in wardrobe/ storage cupboard

BATHROOM

Modern 3 piece shower room suite comprising double walk in shower unit with Mira electric shower, push button W/C, half pedestal wash hand basin with mixer tap and storage, powered mirror, heated towel rail, ceramic tiled flooring, downlighters, shelved hot press

OUTSIDE

Front: fully enclosed site/ garden, laid in lawn with mature hedges, planter paved path

Side: tarmac driveway with ample parking

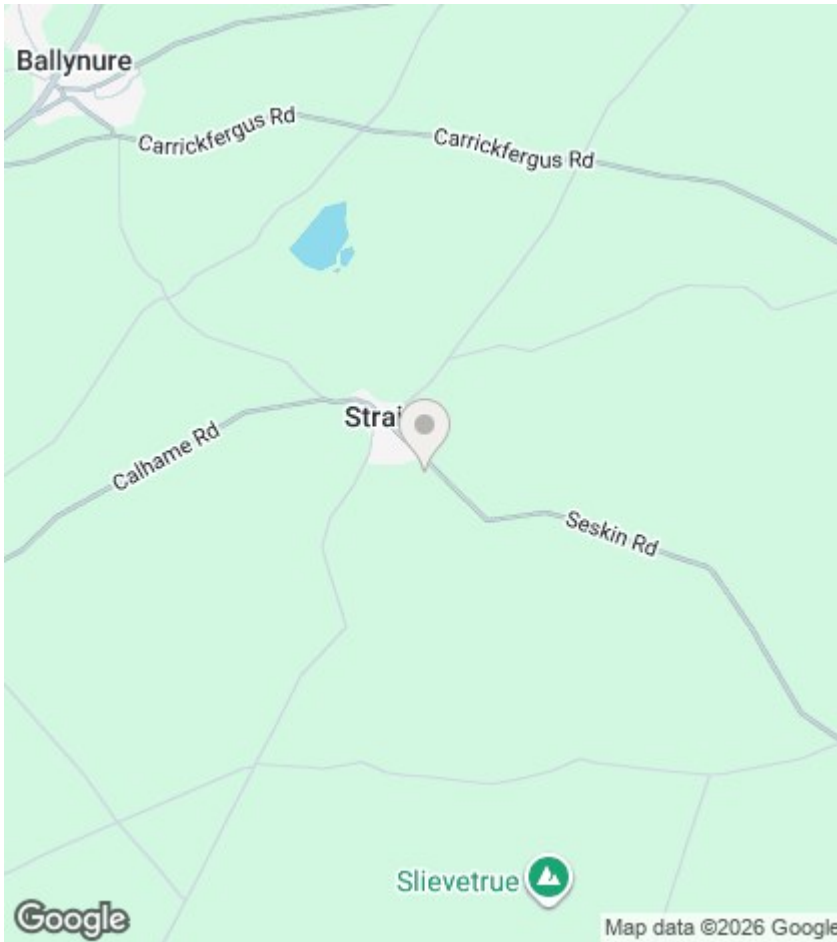
Rear: outhouse with light and power, oil boiler, PVC oil tank

GARAGE

19'10" x 17'8"

Kitchen with range of high and low level units, round edge worksurfaces, splash back stainless steel sink unit with mixer tap, plumbed for W/C, electric roller shutter door, plumbed for tumble dryer

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

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