

4 Lyle View Terrace, Ballyclare, BT39 0QP



- Mid Townhouse
- Three Bedrooms
- 1+ Reception
- Popular Village Location
- Excellent First Time Buy/ Investment Opportunity
- Shaker Style Fitted Kitchen
- Modern Shower Room
- Private Parking Forecourt
- PVC Double Glazed Windows (Except Kitchen Window)
- Oil Fired Central Heating

PRICE To Be Confirmed

Positioned centrally within Doagh village. This attractive cottage style mid townhouse, is an ideal opportunity for first time buyers and investors. Comprehensively modernised the property benefits from a spacious open plan lounge with Dining aspect, shaker style fitted kitchen, modern first floor shower room and a private parking forecourt. An ideal purchase for those buyers searching for a home with character at a realistic price. An early viewing is recommended.

> 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 twin double glazed panels into:-

WELL PRESENTED ENTRANCE HALL

Tile floor.

OPEN PLAN LOUNGE/ DINING ROOM 19'6" x 12'9"

At max. Attractive modern polished granite open fireplace with contrasting surround. Dual window aspect. Large walk-in under stairs storage cupboard. Small under stairs cupboard. Hardwood double glazed window.

DELUXE SHAKER STYLE KITCHEN 17'3" x 7'6"

Equipped with a comprehensive range of high and low level oak effect shaker style units with contrasting work services inlaid single drainer, stainless steel sink unit with mixer tap. Integrated oven with four ring hob overhead extractor fan housed in stainless steel canopy. Plumbed for washing machine. Space for freestanding fridge freezer. Complementary wall tiling . tile floor. Large shelved hotpress. External hardwood door to private and close courtyard.

FIRST FLOOR

SPACIOUS BRIGHT LANDING

BEDROOM 1 12'8" x 12'0"

At max. Built in large storage cupboard/ wardrobe.

BEDROOM 2 10'6" x 7'6"

BEDROOM 3 7'6" x 6'6"

MODERN SHOWER ROOM

Comprising button flush w.c, pedestal wash hand basin with tiled splashback and large shower enclosure with thermostatically controlled shower. PVC marble effect panelling. Tile floor.

OUTSIDE

Private parking forecourt to front.

Enclosed courtyard to rear with oil fired boiler and PVC oil tank.

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	

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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