



## 15 Millview Close, Ballyclare, BT39 9YD

Offers Over £184,950

- Semi detached property in popular residential area
- Lounge
- Modern white bathroom suite
- Double glazing in uPVC frames
- Detached garage
- 3 Bedrooms
- Modern fitted kitchen
- Oil fired central heating
- Neat garden to front and rear
- Cul de sac

# 15 Millview Close, Ballyclare BT39 9YD

A beautifully presented three-bedroom semi-detached home situated in a quiet cul-de-sac, ideally located close to Ballyclare Town Centre. This attractive property offers spacious and well-appointed accommodation, perfect for families, first-time buyers, or those seeking a convenient yet peaceful setting. The home features a bright and welcoming living area, a modern fitted kitchen with ample dining space, and a stylish contemporary bathroom finished to a high standard. Upstairs, there are three generously sized bedrooms providing comfortable accommodation throughout. Externally, the property benefits from a detached garage offering excellent storage or workshop potential, along with private outdoor space ideal for relaxing or entertaining. Positioned within easy reach of local shops, schools, transport links, and all the amenities of Ballyclare Town Centre, this superb home combines modern living with an excellent location.



Council Tax Band: Northern Ireland



## Ground Floor

### Reception Hall

Ceramic tiled flooring, uPVC front door

### Lounge

14'1 x 11'9

Feature fireplace with open fire

### Modern Fitted Kitchen

17'8 x 11

Modern fitted kitchen with range of high and low level units, round edge work surfaces, stainless steel sink unit with mixer tap and vegetable sink, built in hob, built in oven, stainless steel extractor fan, plumbed for washing machine, ceramic tiled floor, casual dining area with french uPVC doors to garden and separate door to driveway

### First Floor

Landing

Hotpress with copper insulated cylinder

### Bedroom (1)

14'1 x 9'4

### Bedroom (2)

13'3 x 9'4

### Bedroom (3)

9'1 x 8'2

Built in wardrobe

### Modern shower room

Low flush w.c., vanity unit with twin drawers, large shower unit with controlled shower, uPVC tiled panelling, laminate tiled floor, downlighters

### Garden

Front in pavior brick driveway, neat lawn with plants and shrubs, outside light

Side in pavior brick driveway

Rear in paved patio area, plants and shrubs, fully enclosed with fencing and roller door access to garage, uPVC oil storage tank

### Garage

22'6 x 11'11

Double roller doors, oil fired boiler

### Disclaimers/ Additional Information

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.

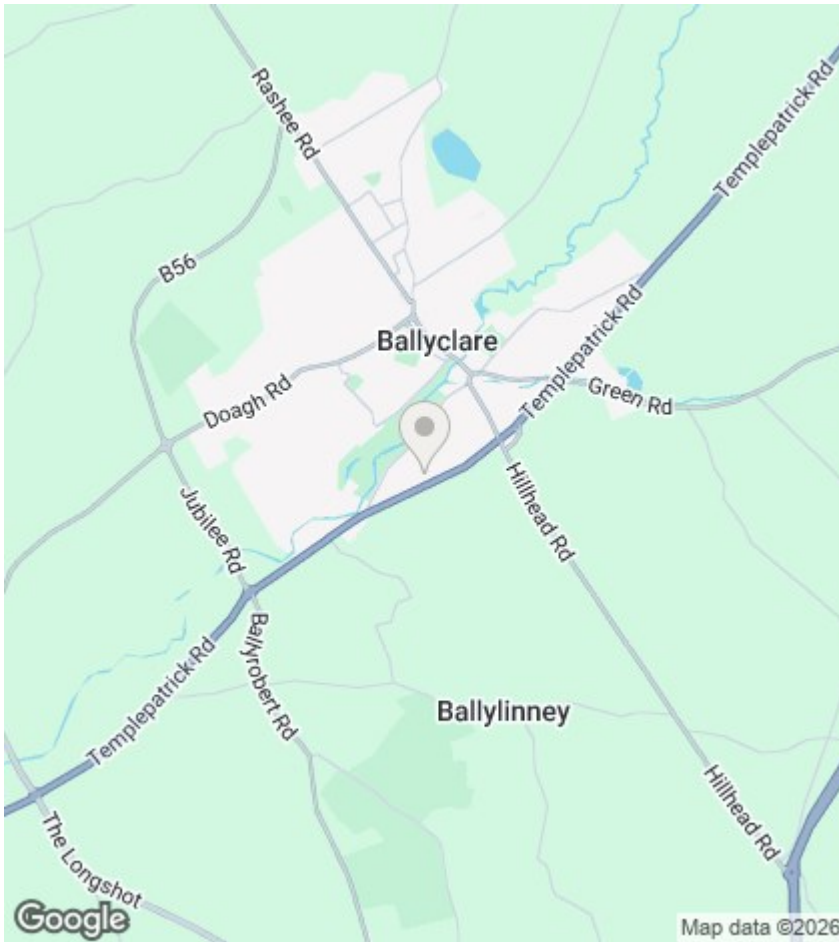
Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker>

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## 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

## Ground Floor

