

16 Merion Park, Ballyclare, BT39 9XD



- **Modern Semi Detached**
- **4 Bedrooms/ 2+ Receptions**
- **Sun Lounge Extension**
- **Popular Established Location**
- **Modern Open Plan Shaker Kitchen/ Dining Area**
- **Four Piece Family Bathroom**
- **Principal Bedroom With En Suite**
- **Integral Garage/ Separate Utility Room**
- **Furnished Ground Floor Cloakroom**
- **PVC Double Glazed Windows/ Oil Fired Central Heating**

PRICE Offers Over £209,950

Positioned within a popular established residential location within comfortable walking distance of local schools and Ballyclare town Centre. This spacious four bedroom family Home enjoys an open plan modern shaker kitchen with living / dining aspect, large sun lounge extension, integral garage, utility room, four piece family bathroom and ensuite. An excellent purchase for those families searching for a four bedroom Home at a realistic price. An early view is recommended to avoid disappointment.

> 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

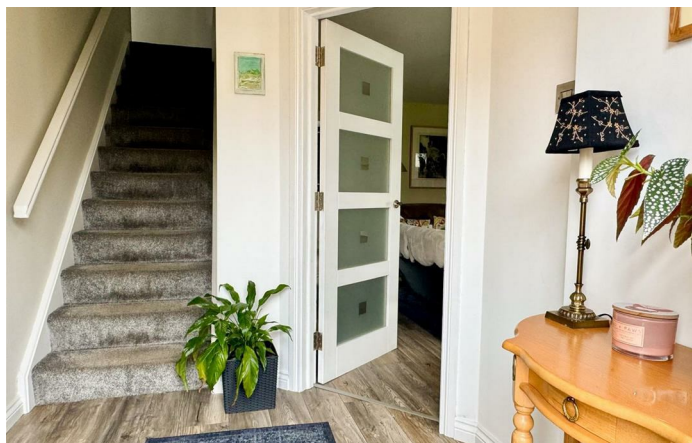
GROUND FLOOR

PVC front door with matching double glazed side panels into:-

WELL PRESENTED ENTRANCE HALL

LOUNGE 16'2" x 13'6"

Attractive fireplace with inset cast iron multi fuel stove with polished marble and granite hearth. Painted wooden surround. Quality would effect laminate plank flooring.



OPEN PLAN SHAKER KITCHEN/ DINING ROOM 16'7" x 11'2"

Equipped with a comprehensive range of high and low level shaker style for the units with contrasting worksurfaces. One and half sink with mixer tap. Space for freestanding cooker. Overhead extractor fan housed in stainless steel canopy with stainless steel splashback. Integrated dishwasher. Quality laminate plank floor flooring. Open Plan into:-

SUN LOUNGE 12'7" x 9'4"

Quality laminate plank flooring. Twin PVC double glazed French doors to garden.



UTILITY ROOM 9'8" x 7'3"

Fitted with the range of matching shaker style units. Integrated fridge freezer plumbed for washing machine. Space for tumble dryer. Service door into integral garage.

FURNISHED CLOAKROOM

Comprising low flush WC and sink.

FIRST FLOOR

BEDROOM 1 14'2" x 9'8"

EN SUITE

Comprising low flush w.c, fully tiled shower cubicle and pedestal wash hand basin. Tiled floor. Complementary wall tiling.



BEDROOM 2 13'10" x 9'6"

BEDROOM 3 10'11" x 9'8"



BEDROOM 4 7'7" x 5'9"

Suitable for nursery or home office.

FOUR PIECE FAMILY BATHROOM

Comprising low flush w.c, pedestal wash hand basin, panelled bath and open shower enclosure. Tiled floor. Complementary wall tiling. Velux window.



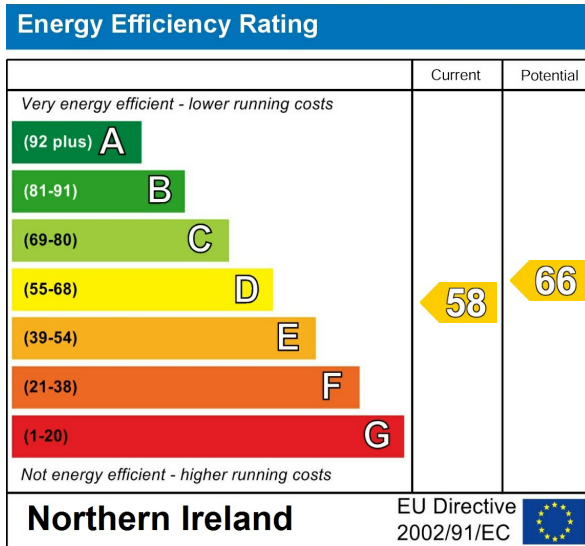
OUTSIDE

Neat well maintained garden to front in lawn.
 Driveway to front for off street parking.
 Private enclosed garden to rear screened by perimeter fence in lawn.

INTEGRAL GARAGE 14'3" x 9'8"

Power and light





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

Relying on a mortgage to finance your new home?

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