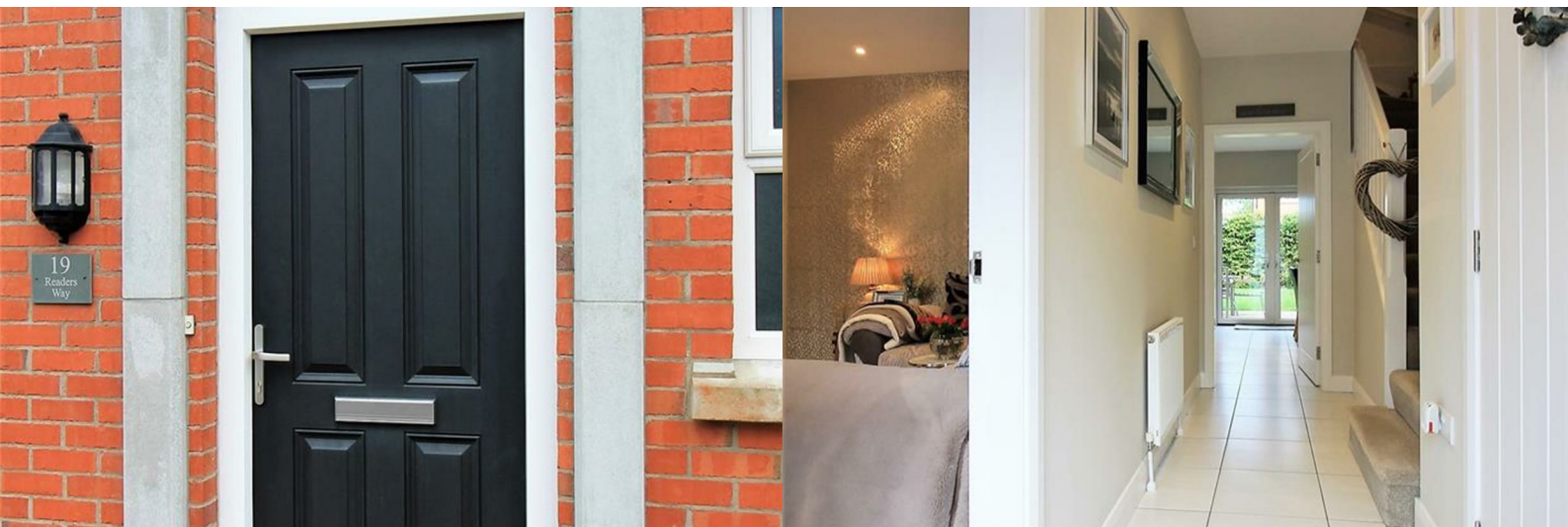




19 Readers Way

, Ballyclare, BT39 9BF

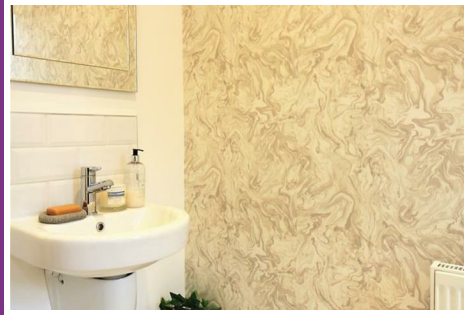
Offers Over £184,950



19 Readers Way

, Ballyclare, BT39 9BF

Offers Over £184,950



ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door with hardwood double glazed fan light over. Tiled floor. Stairwell to first floor. Feature height ceilings.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising semi pedestal wash hand basin and WC. Splash back tiling to sink. Tiled floor.

LOUNGE

15'4" x 11'8" (4.68m x 3.58m)

Wall recessed, glass fronted, wood burning stove. Granite hearth. Twin windows to front elevation.

KITCHEN THROUGH DINING ROOM

19'2" x 12'4" widest points (5.85m x 3.76m widest points)

Modern fitted kitchen with range of high and low level storage units and contrasting wood grain effect melamine work surface. Matching breakfast bar area. Stainless steel sink with draining bay. Integrated gas hob with stainless steel splash back and extractor hood over. Integrated oven, dishwasher and washer dryer. Space and plumbed for American style fridge freezer. Wine rack. Gas fired central heating boiler (housed within matching unit). Upstands to walls to match work surface. Tiled floor. Access to under stairs store. PVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Access to hot press and roof space.

PRINCIPAL BEDROOM

13'8" x 10'7" widest points (4.18m x 3.25m widest points)

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Splash back tiling and illuminated mirror over sink. Chrome towel radiator. Tiled floor.

BEDROOM 2

10'3" x 10'2" (3.13m x 3.10m)

BEDROOM 3

10'6" x 8'1" (3.21m x 2.48m)

DELUXE BATHROOM

Contemporary, white four piece suite comprising panelled bath, separate fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower. Splash back tiling and illuminated mirror over sink. Chrome towel radiator. Tiled floor.

EXTERNAL

Private driveway finished in tarmac.

External lighting.

Fully enclosed rear garden finished in lawn, paved patio area and range of shrubs.

Outside tap.

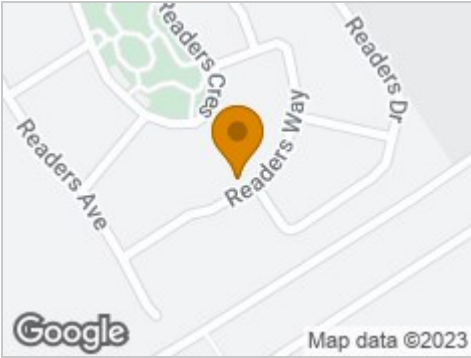
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

Tel: 02890832832



Road Map



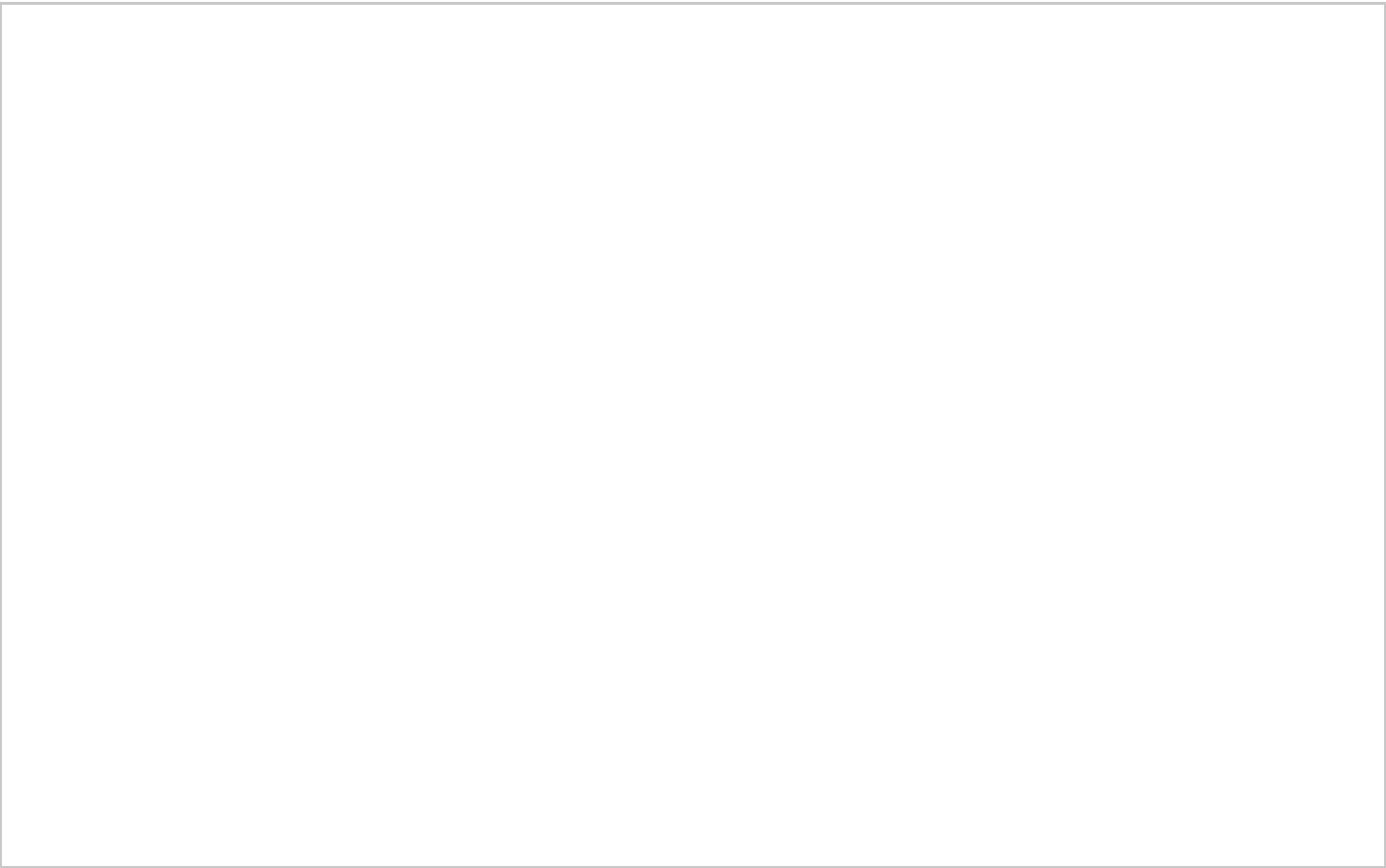
Hybrid Map



Terrain Map



Floor Plan

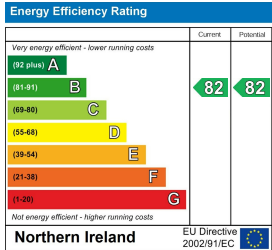


Viewing

Please contact our Colin Graham Residential Sales Office on 02890832832 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



INVESTORS IN PEOPLE®
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring

Northern Ireland Children's Hospice

Awards

Telegraph PROPERTY AWARDS 2018

Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

WE ARE MACMILLAN. CANCER SUPPORT