



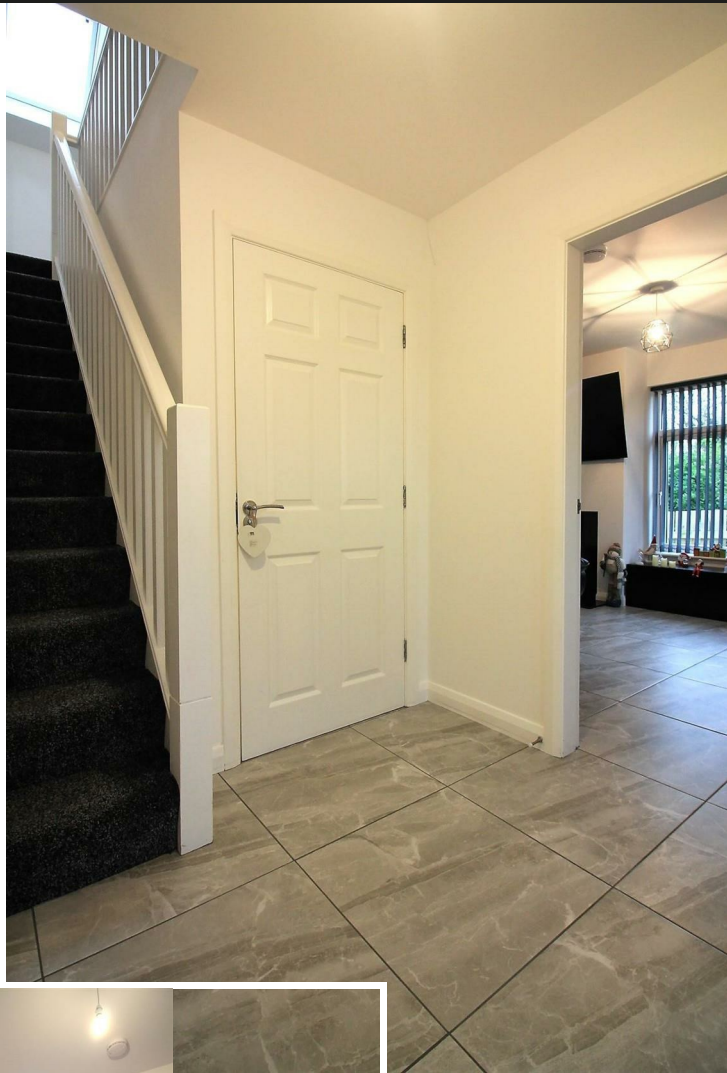
1 Hillhead Mews, Ballyclare, BT39 9ZF

- Detached Family Home
- Lounge; Wood Burning Stove
- Deluxe Bathroom With Four Piece Suite
- Utility Room; Furnished Cloakroom
- Gardens Front And Side
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Private Driveway
- Convenient Location; Recently Constructed

Offers Over £184,950

EPC Rating B





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screens. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

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

LOUNGE 18'4" x 10'8"

Cast iron wood burning stove on granite hearth. Dual aspect windows. Tiled floor.



KITCHEN THROUGH DINING ROOM 18'3" x 8'5"

Modern fitted kitchen with range of high and low level storage units with contrasting Hi-MACS work surface. Ceramic Belfast style sink. Integrated touch screen ceramic hob with glass splash back and extractor hood over. Integrated oven, fridge freezer and dishwasher. Hi-MACs splash back to walls. Tiled floor.

UTILITY ROOM 7'4" x 7'1" (wps)

Fitted low level storage units with Hi-MACS work surface area. Plumbed for automatic washing machine. Space for tumble dryer. Hi-MAC's splash back to walls. Tiled floor. Composite double glazed door to driveway and garden.

FIRST FLOOR

LANDING

Access to shelved store and and partially floored roof space with slingsby style ladder.

BEDROOM 1 11'0" x 8'6"

Wood laminate floor covering.

BEDROOM 2 10'9" x 8'7" (plus wardrobe recess)

Wood laminate floor covering.

BEDROOM 3 10'9" x 7'1" (plus wardrobe recess)

Dual aspect windows. Wood laminate floor covering.

DELUXE BATHROOM

Contemporary, white four piece suite comprising panelled bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head (pressurised system). Part tiling to walls. Tiled floor.

EXTERNAL

Private driveway finished in stone.

Brick pavior entrance path.

External lighting.

Gardens front and side finished in lawn.

PVC soffits, fascia and rainwater goods.

Boiler house with combi oil fired central heating boiler.

PVC oil storage tank.

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.

Immaculately presented, three bedroom, detached family home, occupying a prime site within the recently constructed Hillhead Mews development, situated off the Hillhead Road, Ballyclare. The property comprises entrance hall, furnished cloakroom, lounge with cast iron wood burning stove, kitchen through dining room with modern fitted kitchen, separate utility room, three well proportioned first floor bedrooms, and deluxe bathroom with contemporary, white four piece suite. Externally the property enjoys private driveway finished in stone, and gardens front and side finished in lawn. Other attributes include oil fired central heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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