

# 40 Kilbride Grove, Ballyclare, BT39 0BG



- Superb Semi Detached
- 4 Bedrooms
- 1+ Reception Rooms
- Extensive Private Enclosed Garden to Rear
- Integral Garage with Parking Forecourt
- Beautifully Present Throughout
- PVC Double Glazed Windows
- Luxurious Family Bathroom
- Deluxe Ensuite Shower room
- Oil Fried Central Heating

**PRICE Offers Over £179,950**

*Positioned on a mature extensive private site within a private cul de sac. This beautifully presented 4 Bedroom Semi Detached enjoys a well planned living layout incorporating open plan luxury kitchen with informal dining aspect, en suite shower room, deluxe family bathroom and integral garage. An early viewing is highly recommended.*

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**Antrim**  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

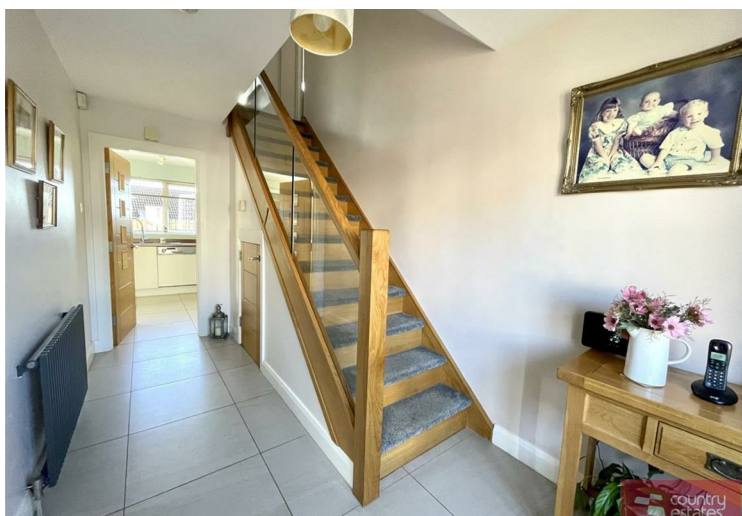
**Glengormley**  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC Double Glazed front door into spacious well presented entrance hall with tiled floor extending into Kitchen / Dining Area. Feature staircase with fixed glass side screens.

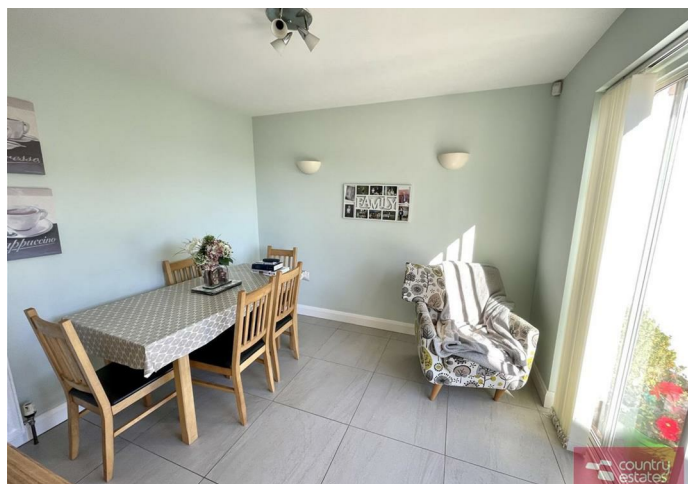


#### LOUNGE 14'7 x 12'8

Attractive floor to ceiling feature stone fireplace with inglenook inset. Wood burning stove and slate hearth. Quality laminate flooring.

#### LUXURY OPEN PLAN MODERN KITCHEN / DINING 20'2 x 9'3

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces and breakfast bar style return for casual dining. Coordinating single drainer sink unit with flexible swan neck tap. Integrated appliances including dishwasher, oven with 4 ring hob and overhead extractor fan housed in steel canopy and glass hood. Twin glass display cabinets. Sliding double glazed patio door to patio and garden.



#### UTILITY ROOM 9'7 x 7'0

Fitted with a range of high and low level units. Single drainer sink unit. PVC double glazed door to garden. Service door into garage.

### FIRST FLOOR

#### BEDROOM 1 15'0 x 9'7

#### MODERN ENSUITE

Comprising button flush w.c, wash hand basin in modern vanity unit with mono block tap and large step in shower enclosure. Tiled floor. Feature tiled accent panels.





**BEDROOM 2 18'8 x 9'7**

Velux window. Undereave storage. Quality laminate flooring.

**BEDROOM 3 9'7 x 8'4**

Quality laminate flooring.

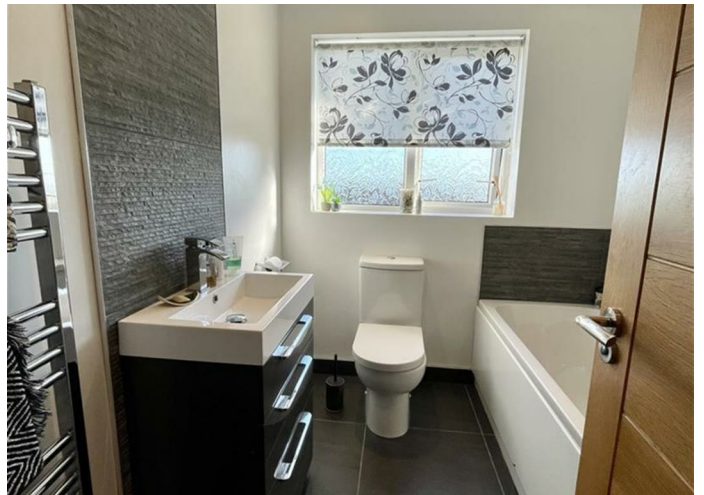
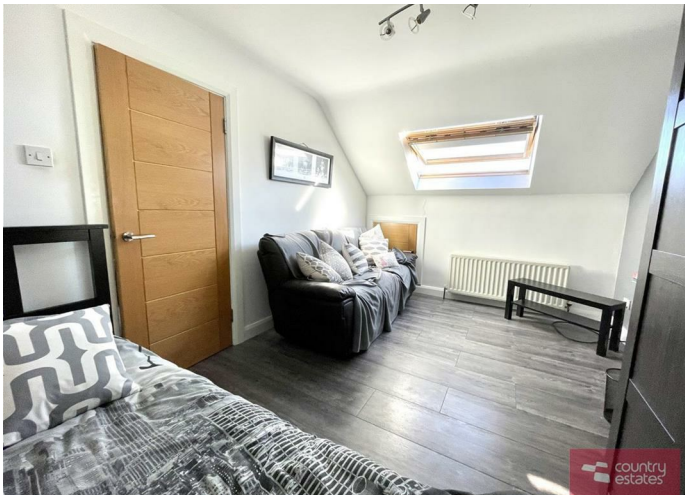


**BEDROOM 4 10'6 x 11'7**

Quality laminate flooring.

**LUXURIOUS BATHROOM SUITE**

Comprising button flush w.c, wash hand basin in modern vanity unit with mono block tap and panelled bath. Feature tiled accent panels. Tiled floor. Wall mounted towel radiator.



## OUTSIDE

Extensive parking forecourt to front suitable for a variety of vehicles.

Extensive private enclosed garden to rear screened by perimeter fence, laid in neat lawn with paved walkways and patio.

## INTEGRAL GARAGE 19'3 x 10'3"

With up and over door.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	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.

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