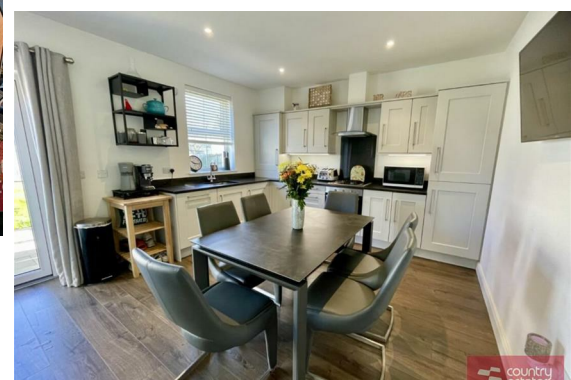


## 7 Readers Avenue, Ballyclare, BT39 9DX



- Modern Semi Detached
- 3 Bedrooms/ 1+ Reception
- Open Plan Kitchen/ Living/ Dining Aspect
- Luxury Fully Fitted Shaker Kitchen
- Deluxe Four Piece Family Bathroom
- Modern En Suite Shower Room
- Large Private Garden To Rear
- Highly Regarded Established Development
- PVC Double Glazed Windows/ Gas Heating
- Cul De Sac Position

**PRICE Offers Over £198,500**

*Position within a highly regarded established development in a quiet cul de sac. This 3 bedroom semi detached is a perfect home for the purchaser searching for a property with a 'turnkey' style finish and a high internal specification. Enjoying a large private enclosed garden and easy access onto the new relief road an early viewing is recommended.*

**> 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

Front door into:-

#### WELL PRESENTED ENTRANCE HALL

Quality oak effect laminate plank flooring extending into kitchen.

#### FURNISHED CLOAKROOM

Comprising button flush w.c, semi pedestal wash hand basin with mono bloc tap and tiled splashback.

#### LOUNGE 15'0" x 12'3"

Dual window aspect. Recessed wall mounted wood burning stove. Polished granite hearth.



#### OPEN PLAN KITCHEN/ DINING/ LIVING ASPECT 19'1" x 12'8"

Equipped with a comprehensive range of high and low level shaker style fitted units in dove grey finish with contrasting granite work surfaces. Inlaid stainless steel sink unit with swan neck tap. A host of integrated appliances including oven with 4 ring gas hob, overhead extractor fan housed in stainless steel canopy and glass hood, fridge/ freezer, dish washer and washing machine. Low voltage lighting. Twin PVC double glazed doors to patio and garden. Understairs storage cupboards.



### FIRST FLOOR

#### BEDROOM 1 13'6" x 10'6"

At max.

#### DELUXE EN SUITE

Comprising fully tiled shower cubicle, button flush w.c. and modern vanity unit in walnut effect finish and tiled splashback. Tiled floor.



**BEDROOM 2 12'2" x 10'2"**

At max.

**BEDROOM 3 12'0" x 8'0"**

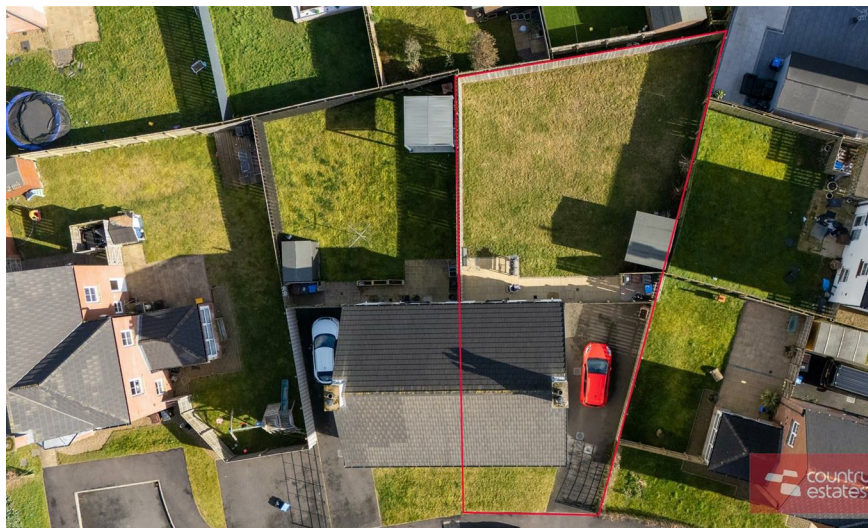
**LUXURY FOUR PIECE FAMILY BATHROOM**

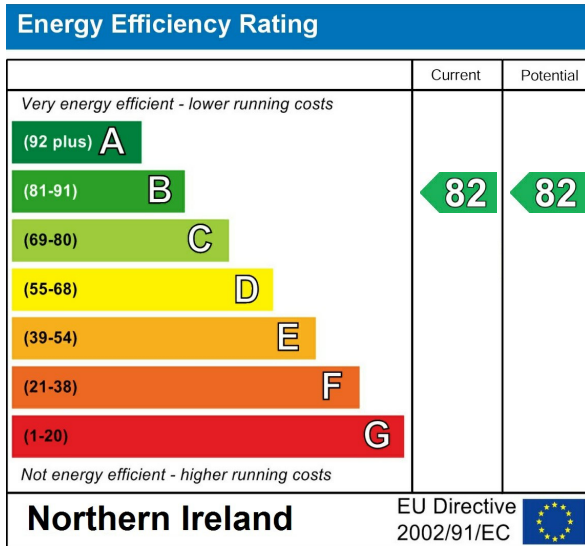
Comprising quarter rounded fully tiled shower cubicle, modern vanity unit in walnut effect finish, panelled bath with tiled splashback and shower attachment and button flush w.c.



**OUTSIDE**

Neat well maintained garden to front in lawn.  
Driveway to side with ample parking.  
Large private enclosed garden to rear in lawn.  
Screened by perimeter fence and part paved patio area.





**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



T: 028 9318 0002  
 Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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