

# 1 Gateside Crescent, Ballyclare, BT39 9GL



- Impressive Detached Family Home
- 5 Bedrooms
- 2+ Receptions
- Open Plan Kitchen With Living/ Dining Aspect
- Integral Garage with Parking Forecourt
- Master Bedroom With En Suite
- 4 Piece Family Bathroom
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Highly Regarded Established Development
- Cul De Sac Position with Open Aspect

**PRICE Offers Over £275,000**

*Positioned on a prime site in a quiet cul de sac enjoying an open aspect within a highly regarded established development. This attractive impressive double fronted detached family home enjoys a well proportioned living layout incorporating 5 bedrooms, 2+ receptions including sun lounge and a master bedroom with en suite. Externally there is a large private enclosed garden to rear with a south westerly aspect and a large integral garage.*

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**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 double glazed front door with leaded glass inset and matching side screens into:-

#### WELL PRESENTED ENTRANCE HALL

Tiled floor.

#### FURNISHED CLOAKROOM

Comprising button flush w.c. and pedestal wash hand basin with tiled splashback.

#### LOUNGE 15'6" x 13'2"

Attractive period style cast iron fireplace with gas fire inset and wooden surround. Dual window aspect. Quality light oak effect laminate plank flooring extending through twin doors into dining area.



#### OPEN PLAN KITCHEN WITH LIVING/ DINING ASPECT 25'7" x 14'3"

At max. Equipped with a comprehensive range of high and low level fitted farmhouse style units with contrasting work surfaces. Inlaid single drainer sink unit. Integrated oven with 4 ring hob. Overhead extractor fan housed in matching canopy. Twin glass display cabinets. Part tiled walls. Part tiled floor in kitchen area. Open plan through to:-

#### SUN LOUNGE 13'8" x 10'6"

Quality Laminate plank flooring. Twin PVC double glazed doors to patio and rear garden.



#### UTILITY ROOM 8'3" x 6'7"

Fitted with a matching range of high and low level units. Plumbed for washing machine. Service door into Integral garage.

### FIRST FLOOR

### **BEDROOM 1 15'9" x 13'6"**

Laminate flooring. Built in wardrobe / storage cupboard.

### **EN SUITE**

Comprising pedestal wash hand basin, button flush w.c. and fully tiled quarter rounded shower enclosure. Tiled floor.

### **BEDROOM 2 21'4" x 10'3"**

Fakro skylight window with window blind.



### **BEDROOM 3 11'7" x 10'6"**

### **BEDROOM 4 12'3" x 8'3"**



### **BEDROOM 5 10'6" x 6'9"**

Presently used as study. Laminate flooring.

### **4 PIECE FAMILY BATHROOM**

Comprising panelled bath, pedestal wash hand basin, button flush w.c. and fully tiled quarter rounded shower cubicle. 1/2 tiled walls. Tiled floor.



## OUTSIDE

Neat garden to front in lawn.

Private Parking forecourt to front.

## INTEGRAL GARAGE 21'3" x 10'6"

With roller shutter door. Power and light. Oil fired boiler.

Large private enclosed garden to rear laid in lawn and screened by perimeter fence. Part paved patio area.



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>	63	65
(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.**



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