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# 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.

# > 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**

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.

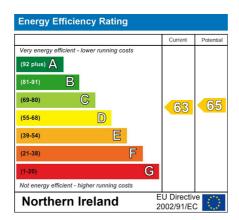
# INTEGRAL GARAGE 21'3" x 10'6"

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.







#### IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.



You Talk. We Listen.

T: 028 9318 0002 Fiona.hannah@themortgageshop.net Relying on a mortgage to finance your new home?

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