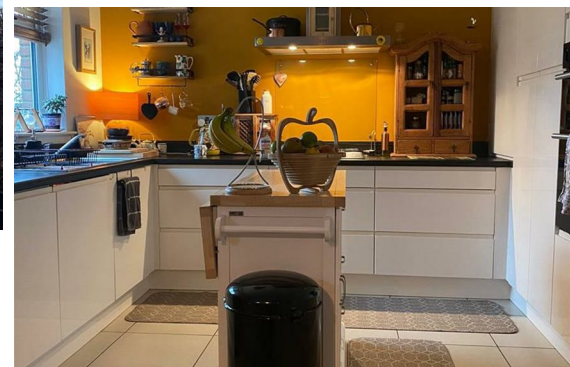


6 Readers Drive, Ballyclare, BT39 9FH



- Superb Three Storey Semi Detached Property
- Four Bedrooms (Two En Suite)
- 2+ Receptions
- Open Plan Luxury Kitchen With Informal Dining Area
- Luxury Family Bathroom
- Sun Lounge Extension
- PVC Double Glazing / Gas Central Heating
- Private Enclosed Gardens Front And Rear
- Private Parking Forecourt
- Highly Regarded Development

PRICE Offers Over £249,950

Positioned on a superb extensive private site within the highly regarded Readers Development. This immaculately presented three storey semi detached property, enjoys a well planned living layout of approximately 1,700 sq.ft including a Luxury open plan kitchen with sun lounge extension, two ensuite bathrooms and a de luxe family bathroom. Perfectly positioned within close proximity to the town and new relief road it benefits from access to a wide array of amenities including shops, cafes, leisure facilities, primary and secondary schools, public parks and transport networks. Early viewing highly recommended to avoid disappointment.

> 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

ENTRANCE HALL

PVC composite front door with fan light over. Tiled floor. Stairwell to first floor.

LOUNGE 16'10" x 10'10"

At widest points. Focal point gas fire. Quality walnut effect laminate floor. Dual windows to front elevation.



FURNISHED CLOAKROOM

Modern two piece suite comprising semi pedestal wash hand basin and w.c. Tiled splashback. Tiled floor.

CONTEMPORARY KITCHEN WITH INFORMAL DINING AREA 18'4" x 9'6"

Modern fitted hi-gloss kitchen with comprehensive range of high and low level units with contrasting melamine work surfaces. Integrated fridge freezer, dishwasher, twin oven, four ring gas hob and stainless steel extractor canopy over. Matching upstands to work surfaces. Gas fired central heating boiler (housed). Stainless steel one and half bowl sink unit with drainer bay. Access to under stair store. Tiled floor. Open plan to:-

SUN ROOM 13'4" x 10'7"

PVC double glazed French doors to rear garden. Tiled floor.



FIRST FLOOR

LANDING

Access to hot press.

BEDROOM 4 10'6" x 7'1"

Presently used as home office. Built in storage cupboard.

BEDROOM 3 10'0" x 10'6"

Fitted two bay modern sliderobe. Wood laminate floor covering.

FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath with fixed shower screen and mains shower over, semi pedestal wash hand basin with feature tiled accent panel and w.c. Fully tiled walls to bath and tiled floor.



BEDROOM 2 10'10" x 9'9"

Built in wall to wall three bay modern sliderobe.

DELUXE EN SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, semi pedestal wash hand basin with feature tiled accent panel and w.c. Fully tiled walls to shower area and tiled floor. Towel rail.

SECOND FLOOR

LANDING

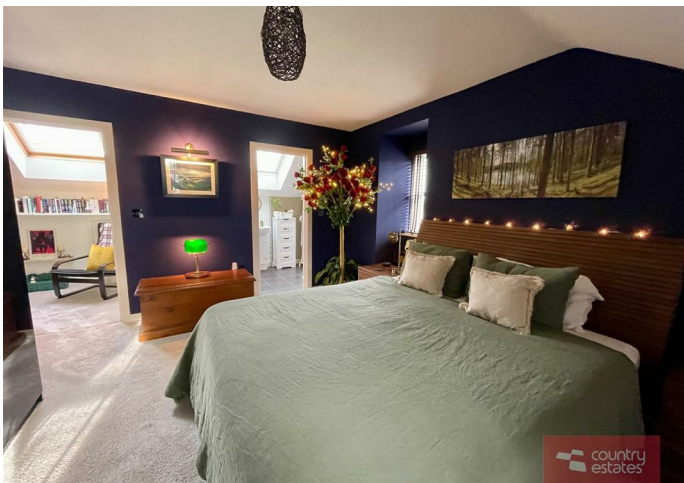
Open study area. Access to under eaves storage. Velux window.

MASTER BEDROOM 15'1" x 12'3"

Bespoke fitted modern gloss wardrobes. Access to under eaves storage. Dual aspect windows.

DELUXE EN SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, semi pedestal wash hand basin with tiled accent panel and w.c. Fully tiled walls to shower and tiled floor. Towel radiator.



OUTSIDE

Private parking forecourt to front.


Neat well tended garden to front in lawn with brick paved walkway to front and side gate.

Large private garden to rear finished in lawn and screened by trees and shrubs. Fixed pergola.

Brick paved Patio area perfect for family barbeques.

Outside power points, tap and light.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC 	

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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