

# 4 Victoria Close, Ballyclare, BT39 9YN



- Modern Detached Villa
- 3 Bedrooms
- 2 Receptions
- Quality Shaker Fitted Kitchen
- Contemporary 4 Piece Family Bathroom Suite
- Integral Garage with Private Parking Forecourt
- Furnished Ground Floor Cloakroom
- Private Enclosed Garden With Patio Area
- PVC Double Glazing And External Doors
- Oil Fired Central Heating

**PRICE Offers Around £225,000**

*Positioned within a highly regarded established residential development within close proximity to the town centre and local schools. This well presented family home will suit the young family searching for a detached property with a well planned layout at an affordable price. The accommodation briefly comprises 4/3 Bedrooms, 1/2 receptions, quality shaker fitted kitchen, furnished cloakroom and a contemporary four piece bathroom suite. Externally the property benefits from a prime corner site with private mature enclosed gardens and an integral garage with a private parking forecourt. An early viewing is advised to avoid disappointment.*

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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

#### ENTRANCE HALL

PVC double glazed door with feature inset with twin panels and tiled floor.

#### GROUND FLOOR W.C

Button flush w.c and pedestal hand basin with monobloc tap, towel radiator.

#### LOUNGE 16'5" x 12'7"

At widest point. Quality laminate plank flooring.



#### FAMILY / DINING ROOM 11'5" x 10'9"

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

#### MODERN SHAKER KITCHEN 11'7" x 10'4"

Equipped with a comprehensive range of high and low level shaker style fitted units in beech effect finish with contrasting work surfaces. A host of integrated appliances including oven with 4 ring hob, stainless steel extractor fan with glass hood, dishwasher and fridge. Stainless steel sink unit with swan neck tap. Tiled floor. Complementary wall tiling. Recessed spotlights.



#### UTILITY AREA 9'9" x 6'1"

Fitted shaker low level unit with stainless steel sink with mixer tap. Space for washing machine. Space for tumble dryer. PVC double glazed door to rear garden. Tiled floor.

#### CONTEMPORARY BATHROOM

4 piece bathroom suite comprising button flush w.c, panelled bath, double shower enclosure and modern vanity unit with monobloc tap. Complementary wall tiling. Tiled floor. Shelved hot press. Recessed spotlights.



**BEDROOM 1 14'9" x 10'5"**

At widest points.

**BEDROOM 2 13'9" x 11'0"**

At widest points. Quality laminate flooring.

**BEDROOM 3 9'5" x 8'7"**

At widest points.



**INTEGRAL GARAGE 16'11" x 9'9"**

Power and light. Space for fridge freezer. Electric roller shutter door.


**OUTSIDE**

Neat garden to front laid in lawn with extensive driveway suited to a variety of vehicles.

Private enclosed garden laid in lawn stocked with a variety of shrubs.

Paved patio area ideal for evening entertaining with paved walkways. Screened by perimeter fence.



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>	51	57
(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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T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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