

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.

> 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 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) A		
(81-91) B		
(69-80) C		
(55-68) D	51	57
(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.



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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