



12 Mossvale Park, Ballyclare, BT39 9EW

- Mid Terrace Property
- Lounge; Separate Dining Room
- Shower Room With White Suite
- PVC Double Glazing
- Convenient Location
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Heating
- Low Maintenance Gardens
- Ideal First Time Buy/Buy To Let

Offers Over £99,950

EPC Rating F



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Timber floor. Stairwell to first floor. Glass panelled door leading to:

#### LOUNGE 14'11" x 12'6" (wps)

Picture window to front elevation. Focal point fireplace. Timber flooring. Open arch leading to:

#### DINING ROOM 9'2" x 8'5"

Timber flooring.



### **KITCHEN 8'5" x 6'2"**

Modern fitted, white, high gloss kitchen with range of high and low level storage units with contrasting granite effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space and plumbed for automatic washing machine. Splashback tiling to walls. Tiled floor. Access to shelved hot press. Access to enclosed entry.

### **ENCLOSED ENTRY**

Power, light, fitted storage units and space for freestanding appliances. Access to front and rear.

### **FIRST FLOOR**

#### **LANDING**

Access to roof space.

#### **BEDROOM 1 16'0" x 9'5" (wps)**

Twin windows to front elevation. Twin built in wardrobes. Wood laminate floor covering.

#### **BEDROOM 2 11'3" x 9'8"**

Built in wardrobe. Wood laminate floor covering.

#### **BEDROOM 3 10'8" x 8'3"**

Wood laminate floor covering.

#### **SHOWER ROOM**

White, three piece suite comprising oversized shower enclosure, pedestal wash hand basin and WC. Electric shower. Fully tiled walls. Chrome towel radiator.

#### **EXTERNAL**

Low maintenance front garden, finished in decorative stone.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Low maintenance, fully enclosed rear garden, finished in paved patio area and decorative stone.

Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Immaculately presented, three bedroom, mid terrace property, located within the popular Ollardale area of Ballyclare, within walking distance to the park, shops, schools and other amenities of the town. The property comprises entrance hall, lounge, dining room, separate modern fitted kitchen, three well proportioned bedrooms and shower room with white three piece suite. Externally, the property enjoys low maintenance gardens front and rear. Other attributes include oil heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>36</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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