



3 Readers Place, Ballyclare, BT39 9ED

- Immaculately Presented Semi-Detached Home
- Lounge With Gas Fire
- Sun Lounge With Wood Burning Stove
- En Suite Bathroom; En Suite Shower Room
- Private Driveway
- Four Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Family Bathroom; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Landscaped Site

Offers Over **£229,950**

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, triple glazed front door. Tiled floor. Half panelling to walls. Feature height ceiling, continuing throughout many other rooms.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising wash hand basin and WC. Panelling to walls. Tiled floor.

LOUNGE 16'11" x 10'11"

Dual aspect windows. Wall recessed, glass fronted, gas fire.

KITCHEN THROUGH DINING ROOM 18'5" x 10'6" (plus recess)

Modern fitted, white, high gloss kitchen with range of fitted, high and low level storage units with contrasting, quartz effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel splashback and extractor hood over. Integrated double oven, microwave oven, fridge freezer, dishwasher, washing machine and tumble dryer. Quartz effect, melamine upstands to walls. Tiled floor. Open arch leading to:



SUN LOUNGE 13'5" x 10'9"

Cast iron, wood burning stove on granite hearth. Tiled floor. PVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Stairwell to second floor. Access to twin stores.

BEDROOM 2 10'11" x 9'6" (plus wardrobe space)

Fitted wardrobes in sliding doors.

EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled, oversized shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Towel radiator. Wall tiling to sink. Tiled floor.

BEDROOM 3 10'11" x 10'6"

BEDROOM 4 10'6" x 7'2"

Fitted wardrobe. Wood laminate floor covering.

DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit and glass shower screen over bath. Part tiling to walls. Recessed mirror over sink. Towel radiator. Tiled floor.

SECOND FLOOR

PRINCIPAL BEDROOM 19'1" x 10'3" (wps)

Open arch, leading to walk in wardrobe.

DELUXE EN SUITE BATHROOM

Contemporary, white, four piece suite comprising freestanding, claw foot bath, separate panelled shower enclosure, pedestal wash hand basin and WC. Electric shower. Part tiling to walls. Tiled floor.

EXTERNAL

Private driveway area, finished in tarmac.

External lighting.

Electric car charging point.

Fully enclosed, south facing, landscaped rear garden, finished in artificial grass, paved patio area, pergola, and raised planters.

Outside tap.

External power points.

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, four bedroom, semi-detached home, with sun lounge extension to rear and fully landscaped rear garden, located within the well sought after Readers Park development, Rashee Road, Ballyclare. The property comprises entrance hall, furnished cloakroom, lounge with wall recessed glass fronted gas fire, kitchen with informal dining area, sun lounge with wood burning stove, four well-proportioned bedrooms, to include principal bedroom with walk in wardrobe and en suite bathroom, guest suite with en suite shower room, and deluxe family bathroom, all with contemporary, white sanitary ware. Externally, the property enjoys private driveway finished in tarmac and fully landscaped, south facing, low maintenance, rear garden, finished in artificial grass, paved patio area, pergola and raised planters. Other attributes include gas heating, PVC double glazing and electric car charging point. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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 are 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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