




3 River Hill Manor, Ballyclare,
BT39 9ZH

Asking Price: £184,950

 **Reeds Rains**

reedsrains.co.uk

River Hill Manor, Ballyclare, BT39

Asking Price: £184,950 To be advised

Council Tax Band:

EPC Rating: TBC

Viewing Strictly By Appointment!

Description

Reeds Rains are delighted to present for sale this immaculate semi detached home located in the River Hill Manor Development, Ballyclare. Within close proximity to the town centre it benefits from a host of amenities including shops, cafes, public parks, schools and local transport networks. The property itself offers lounge, kitchen with dining space and downstairs WC. Upstairs there are three good bedrooms (master with ensuite) and modern bathroom further features and benefits include gas heating, double glazing, off street parking and an enclosed rear garden. An ideal property for a range of buyers including first time buyers and young families.

Entrance Hall

LVT flooring with mosaic finish.

Downstairs WC

Two piece suite comprising semi-pedestal wash hand basin and WC. Splash back tiling to sink. Tiled floor.

Spacious Lounge

15'5" x 12'3" (4.7m x 3.73m)

Naturally bright and spacious lounge with feature inglenook fireplace with imitation fire. Complete with bespoke panelled feature wall and LVT flooring.

Kitchen With Dinette

19'7" x 13'8" (5.97m x 4.17m)

Excellent range of high and low level units with matching worktop surfaces. One and half bowl stainless steel drainer unit and sink with chrome mixer tap. Built in oven and gas hob with stainless steel extractor fan overhead. Range of integrated appliances to include fridge freezer, dishwasher and washing machine. Ample casual dining space leading to family area with double doors to rear garden. Tiled flooring and recessed spotlights.

Stairs To First Floor Landing

Master Bedroom

12'4" x 12'4" (3.76m x 3.76m)

Spacious double bedroom complete with laminate flooring.

Ensuite Shower Room

Stylish three piece suite comprising fully tiled shower enclosure, semi-pedestal wash hand basin and WC. Tiled floor and tiled splashback areas. Chrome towel radiator

Bedroom Two

10'3" x 9'3" (3.12m x 2.82m)

Complete with laminate flooring.

Bedroom Three

13'1" x 10'1" (4m x 3.07m)

Spacious double bedroom complete with laminate flooring.

Stylish Bathroom Suite

Contemporary three piece suite comprising panelled bath, semi-pedestal wash hand basin and WC. Tiled floor and tiled splashback areas. Chrome towel radiator

Externally

Off Street Parking

Ample off street parking to the side with tarmac driveway. Gated access to rear garden.

Enclosed Rear Garden

Paved patio area. Outside tap. Gated access to lawned area.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.