

11 Moyadam Court, Ballyclare, BT39 0EH



- Bungalow
- 3 Bedrooms
- 1+ Reception
- Open Plan Kitchen With Dining Aspect
- PVC Double Glazed Windows/ Oil Fired Heating
- Highly Sought After Location
- Cul De Sac Position
- Driveway To Front
- Private Hard Landscaped Garden To Rear

PRICE Offers Over £149,950

Positioned within a quiet cul de sac on a corner site just off the Connor Road in Parkgate Village. This 3 bedroom bungalow will interest the buyer searching for a home with one level living at a realistic price.

> 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

PVC front door into:-

SPACIOUS ENTRANCE HALL

LOUNGE 15'4" x 11'8"

Period style feature fireplace. Laminate floor.

BEDROOM 1 14'3" x 10'3"

At max. Dual window aspect. Built in wardrobe.

BEDROOM 2 11'7" x 10'3"

Laminate flooring.

BEDROOM 3 10'3" x 7'1"

Laminate flooring.

FOUR PIECE FAMILY BATHROOM

Comprising low flush w.c, pedestal wash hand basin, corner bath and shower enclosure. Fully tiled walls. Tiled floor.

OPEN PLAN KITCHEN/ DINING AREA 14'8" x 10'6"

Equipped with a range of high and low level fitted units. Space for freestanding cooker. Single drainer stainless steel sink unit. Open ended corner displays. Plumbed for washing machine. Pine panelled ceiling.

OUTSIDE


Brick paved private parking forecourt.

Neat low maintenance garden to front.

Private hard landscaped garden to rear screened by perimeter wall.

Paved walkways and patio area.

Outside fuel store. Outside store.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

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

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.