

# 12 Cameron Court, Ballyclare, BT39 9UZ



- Extended Semi Detached
- 4 Bedrooms / 1+ Reception
- Superb Open Plan Kitchen/ Living/ Dining Aspect
- Two Storey Extension To Gable/ Single Storey Kitchen Extension To Rear
- Highly Regarded Established Development
- Extensive Private Garden To Rear
- Master Suite With Luxury 4 Piece En Suite Bathroom & Walk In Wardrobe
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Integral Garage With Utility Room to Rear
- Modern Family Bathroom / Furnished Ground Floor Cloakroom

**PRICE Offers Over £198,500**

*Situated just off the Ballycorr road in Ballyclare within a quiet cul de sac central to the town centre. This 4 bedroom extended semi detached boasts a single storey kitchen / living extension to the rear and a two storey gable end extension incorporating integral garage with utility room, master suite with luxury four piece ensuite bathroom and walk in wardrobe. Beautifully presented throughout with an extensive private garden an early viewing is recommended to avoid disappointment.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

**Antrim**  
12 Church Street  
Antrim  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
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Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

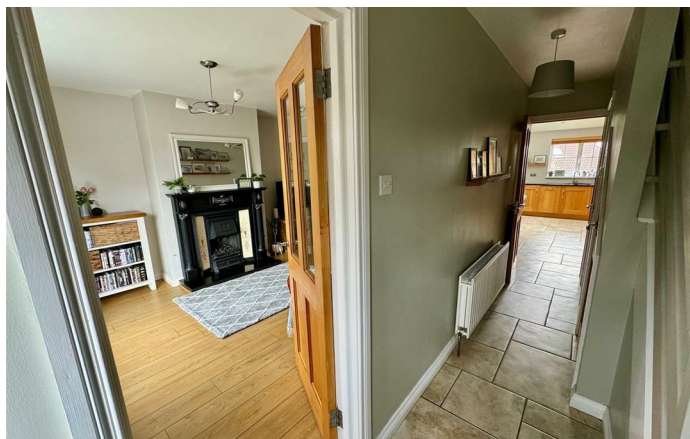
Composite front door into:-

#### SPACIOUS WELL PRESENTED ENTRANCE HALL

Understairs storage cupboard.

#### FURNISHED CLOAKROOM

Comprising button flush w.c. and wash hand basin with tiled splashback.



#### LOUNGE 17'3" x 11'7"

Into bay window. Attractive period style fireplace with ornate tiled inset and polished granite hearth. Piped for gas fire. Quality oak effect laminate plank flooring.

#### OPEN PLAN KITCHEN/ LIVING/ DINING ASPECT 17'0" x 16'4"

Luxury shaker style kitchen with a comprehensive range of oak fitted units with contrasting granite work surfaces. Inlaid stainless steel sink unit with swan neck mixer tap. A host of integrated appliances including 5 ring gas hob with stainless steel splashback, overhead extractor fan housed in stainless steel canopy and glass hood, under oven, separate eye level oven & dishwasher. Space for freestanding fridge/ freezer. Twin skylights. Tiled floor. PVC double glazed French doors to garden and decked area.



### FIRST FLOOR

#### BEDROOM 1 17'3" x 13'8"

At max.

#### WALK IN WARDROBE 9'8" x 5'8"

#### LUXURY 4 PIECE EN SUITE BATHROOM

Recently installed comprising modern freestanding bath with floor mounted waterfall tap and hand shower attachment, button flush w.c, quarter rounded shower cubicle and pedestal wash hand basin with tiled splashback.



**BEDROOM 2 13'1" x 11'9"**

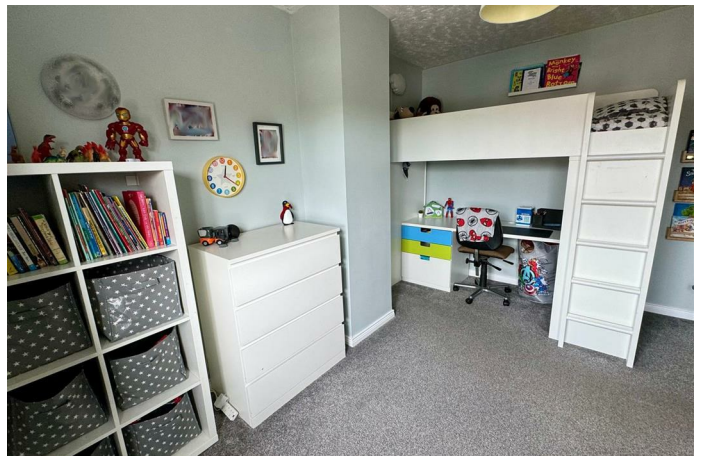
**BEDROOM 3 12'0" x 9'0"**

At max.



**BEDROOM 4 7'9" x 7'6"**

Laminate flooring.



**MODERN FAMILY BATHROOM**

Comprising pedestal wash hand basin with tiled splashback, button flush w.c. and 'P' shaped bath with fixed curved shower screen and thermostatically controlled shower. Part tiled walls. Tiled floor.



**OUTSIDE**

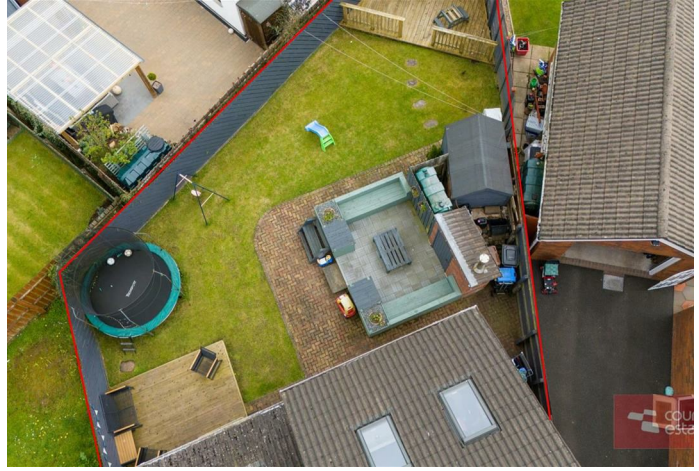
Neat well maintained garden to front in lawn.  
Driveway to side leading to:-



## INTEGRAL GARAGE

With roller shutter door. Utility room to rear with power and light. Plumbed for washing machine.

Large private enclosed garden to rear screened by perimeter fence with paved decked area and fixed seating area perfect for evening entertaining.



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

**IMPORTANT NOTE TO ALL PURCHASERS:**  
We have not tested any of the systems or appliances at this property.



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