

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
51 Main Street
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.



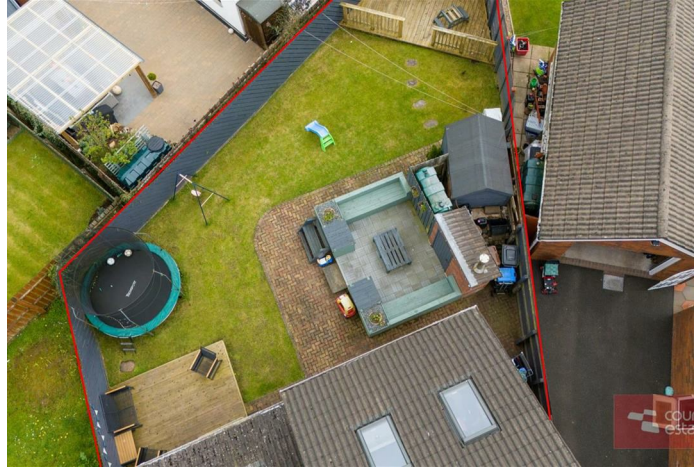
OUTSIDE

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>			
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.