

# 160 Rashee Road, Ballyclare, BT39 9JB



**PRICE Offers Over £104,950**

*Beautifully presented throughout this extended mid townhouse is an excellent opportunity for a first time buyer to purchase a home with spacious open plan living layout incorporating a recently installed luxury shaker kitchen and modern family bathroom. Externally there is an extensive private rear garden with detached garage and the property benefits from a pleasant open aspect. Perfectly situated within walking distance of Ballyclare town centre and amenities. An early viewing is recommended.*

**> 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

- **Extended Mid Townhouse**
  - **2 Bedrooms**
  - **1+ Reception**
- **Luxury Shaker Fitted Kitchen**
- **Deluxe Modern Bathroom Suite**
- **Extensive Private Enclosed Garden To Rear**
- **Single Storey Extension/ Detached Garage**
- **PVC Double Glazed Window/ Oil Fired Central Heating**
  - **Excellent First Time Buy**
- **Beautifully Presented Throughout**

## ACCOMMODATION

### GROUND FLOOR

Composite front door into:

#### WELL PRESENTED ENTRANCE HALL

#### OPEN PLAN LOUNGE WITH INFORMAL DINING AREA 20'6" x 14'4"

At max. Attractive tiled fireplace with matching hearth. Grey coloured laminate plank flooring extending into kitchen. Understairs storage cupboard. Feature painted panelled accent wall. Low voltage lighting.



#### LUXURY SHAKER KITCHEN 10'6" x 9'3"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with swan neck mixer tap. A host of integrated appliances including oven with separate 4 ring hob and overhead extractor fan housed in canopy. Fridge/ freezer and dishwasher. Low voltage lighting.



## FIRST FLOOR

### BEDROOM 1 11'6" x 10'3"

At max. Walk in wardrobe.

### BEDROOM 2 10'3" x 7'6"

Feature painted panelled accent wall.



## BATHROOM

Comprising button flush w.c, modern gloss grey vanity unit with monobloc tap and panelled bath with fixed shower screen and electric shower unit over.

## REAR HALL

With low flush w.c. Enclosed covered yard with oil fired boiler. PVC double glazed door.



## OUTSIDE

Neat well maintained walled garden to front stocked with a variety of shrubs. Access to rear leading to:-

### DETACHED GARAGE 19'3" x 11'6"

Approximately. Up and over door. Power and light.

Extensive private enclosed garden to rear in lawn screened by perimeter fence. Large decked area. Perfect for family barbeques.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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.**

 **The Mortgage Shop**  
 You Talk. We Listen.  
 T: 028 9318 0002  
 Fiona.hannah@themortgageshop.net

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