

14 Craighill Park, Ballyclare, BT39 9ZN



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Popular Established Modern Development
- Open Plan Kitchen With Dining Aspect
- Modern En Suite Shower Room
- Deluxe Family Bathroom
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Excellent First Time Buy
- Detached Garage With Private Driveway

PRICE Offers Over £169,950

Positioned just off the Ballyeaston road in a highly regarded established development within close proximity of Ballyclare town centre. This attractive modern semi detached benefits from a spacious living layout incorporating 3 bedrooms, open plan contemporary kitchen with living / dining aspect and ensuite bathroom. Externally there is a private enclosed rear garden and a private driveway with detached metal garage. Perfect for the purchaser searching for a modern home without the wait and realistically priced an early viewing is advised.

> 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

PVC double glazed front door into:-

WELL PRESENTED ENTRANCE HALL

Tiled floor.

FURNISHED CLOAKROOM

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

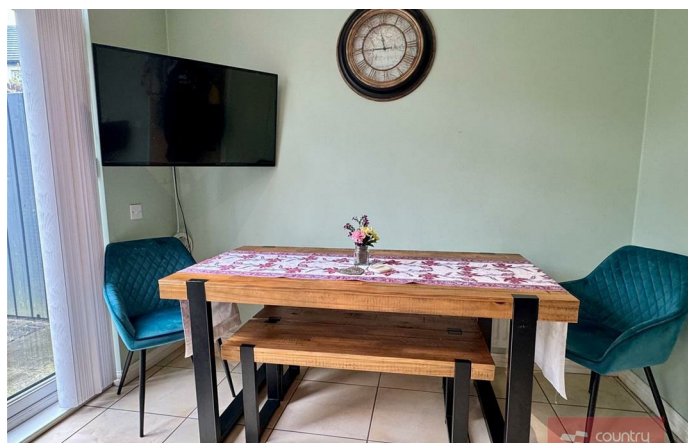
LOUNGE 17'6" x 11'8"

Attractive modern fireplace with polished granite inset and hearth. Quality laminate flooring.



OPEN PLAN KITCHEN/ DINING AREA 18'6" x 11'6"

Equipped with a comprehensive range of high and low level fitted units in gloss finish with contrasting wood effect work surfaces. Inlaid Single drainer stainless steel sink unit. A range of integrated appliances including oven with separate 4 ring hob, overhead extractor fan housed in stainless steel canopy, fridge freezer and dishwasher. Plumbed for washing machine. Tiled floor. Part tiled walls in metro style brick. Twin PVC double glazed doors to patio and garden.



FIRST FLOOR

BEDROOM 1 12'4" x 11'8"

Quality white wash wood effect laminate flooring. Storage cupboard.

DELUXE EN SUITE

Comprising button flush w.c, floating gloss vanity unit with monobloc tap and feature tiled accent panel, quarter rounded shower cubicle. Tiled floor.



BEDROOM 2 12'11" x 10'0"

At max. White wash wood effect laminate flooring.

BEDROOM 3 8'0" x 9'1"

Laminate flooring.

DELUXE MODERN BATHROOM SUITE

Comprising button flush w.c, panelled bath with fixed shower screen and shower attachment and floating gloss vanity unit with monobloc tap. Tiled floor. Part tiled walls.



OUTSIDE


Neat garden to front in lawn.

Driveway to side with parking to:-

GARAGE

Power and light.

Private enclosed garden to rear in part lawn screened by perimeter wall with neat private paved patio area.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	60	
(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.