

# 5 Parkgate Meadows, Ballyclare, BT39 0FA



- Superb Semi Detached
- 4 Bedrooms
- 1+ Reception
- Open Plan Living/ Kitchen/ Dining Layout
- Luxury Fully Fitted Shaker Kitchen
- Deluxe En Suite Shower Room
- Luxury 4 Piece Family Bathroom
- Highly Sought After Location
- Private Enclosed Garden To Rear
- PVC Double Glazed Windows/ Gas Heating

**PRICE Offers Around £248,500**

*Positioned within a highly regarded established development in the ever popular Parkgate Village. This spacious 4 bedroom semi detached will ideally suit the purchaser searching for a quality home with a well planned living layout at an attractive price.*

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**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

Front door into:-

#### SPACIOUS WELL PRESENTED ENTRANCE HALL

Polished porcelain tiled floor. Understair storage cupboard.

#### FURNISHED CLOAKROOM

Comprising semi pedestal wash hand basin with monobloc tap and button flush w.c.

#### LOUNGE 15'9" x 11'4"

Inglenook style fireplace with cast iron wood burning stove. Quality engineered oak herringbone floor. Dual window aspect.



#### OPEN PLAN LIVING/ KITCHEN/ DINING LAYOUT 20'6" x 18'3"

At max. Luxury shaker kitchen equipped with a comprehensive range of high and low level fitted units in ivory effect finish with contrasting wood effect work surfaces. A host of integrated appliances including oven, 4 ring gas hob, overhead extractor fan housed in stainless steel canopy, fridge/ freezer and dishwasher. Polished porcelain tiled flooring. Twin PVC double glazed door to patio and garden.



### FIRST FLOOR

#### BEDROOM 1 14'8" x 9'6"

#### MODERN EN SUITE

Comprising semi pedestal wash hand basin with monobloc tap, button flush w.c. and fully tiled shower enclosure with drench style shower and hand shower attachment. Tiled floor.





**BEDROOM 2 11'3" x 9'9"**

**BEDROOM 3 11'3" x 9'6"**

**BEDROOM 4 7'8" x 6'4"**

Presently used as office.



**LUXURY 4 PIECE FAMILY BATHROOM**

Comprising panelled bath, semi pedestal wash hand basin and button flush w.c. Shower attachment with drench style shower and hand shower attachment. Polished porcelain tiled floor.



**OUTSIDE**

Neat garden to front in lawn screened by perimeter fence.  
Private parking forecourt to front.  
Enclosed private garden to rear in lawn with part paved patio area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.**



You Talk. We Listen.

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 Fiona.hannah@themortgageshop.net

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