

72 Mill Green, Ballyclare, BT39 0PH



- Modern Detached Villa
- 4 Bedrooms/ 2+ Receptions
- Open Plan Luxury Shaker Kitchen
- Modern En Suite Shower Room/ Luxury 4 Piece Family Bathroom
- Sun Lounge Extension To Rear
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Integral Garage/ Parking Forecourt
- Furnished Cloakroom/ Utility Room
- Highly Regarded Established Development
- Private Enclosed Garden To Rear

PRICE Offers Around £265,000

Beautifully presented throughout his spacious 4 bedroom detached family home boasts a sun lounge extension, luxury shaker kitchen with living/ dining aspect, modern en suite and a modern 4 piece family bathroom. Externally there is a private enclosed garden, integral garage and a private parking forecourt.

> 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

OPEN COVERED ENTRANCE

Front door with double glazed side screen into:-

WELL PRESENTED ENTRANCE HALL

Polished porcelain tiled floor. Understairs storage cupboard.

FURNISHED CLOAKROOM

Comprising button flush w.c. and pedestal wash hand basin. Tiled splashback.

LOUNGE 19'3" x 12'3"

Attractive modern granite fireplace with contrasting surround and multi fuel cast iron stove. Dual window aspect. Quality laminate flooring.



OPEN PLAN KITCHEN/ LIVING/ DINING 19'3" x 13'3"

Luxury walnut shaker fitted kitchen equipped with a comprehensive range of high and low level units with contrasting granite work surfaces. Inlaid single drainer stainless steel sink unit with mixer tap. Integrated eye level oven, 5 ring gas hob and overhead extractor fan housed in stainless steel canopy and glass hood. Integrated dishwasher. Part tiled walls in metro brick tiles. Polished porcelain tiled floor extending into:-

SUN LOUNGE 11'9" x 9'3"

Twin PVC double glazed doors to garden and patio.



UTILITY ROOM 9'8" x 6'6"

Walnut effect fitted shaker unit with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Polished porcelain tiled floor. Service door into:-

INTEGRAL GARAGE 18'6" x 8'10"

FIRST FLOOR

BEDROOM 1 12'7" x 18'6"

At max. Laminate flooring.

DELUXE EN SUITE

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



BEDROOM 2 9'9" x 22'3"

At max. Velux window. Laminate flooring.

BEDROOM 3 10'0" x 11'6"



BEDROOM 4 8'3" x 8'6"

Presently used as home office.

LUXURY 4 PIECE FAMILY BATHROOM

Comprising freestanding modern bath, button flush w.c, pedestal wash hand basin with monobloc tap and tiled shower enclosure. Tiled floor.



OUTSIDE

Parking forecourt to front leading to integral garage.
 Private enclosed garden to rear screened by perimeter fence.
 Part paved patio and walkway. Garden laid in lawn.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(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.

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

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