

## 7 Rosslane, Ballyclare, BT39 9HP



- **Modern Townhouse**
- **3 Bedrooms**
- **1+ Reception**
- **Shaker Fitted Kitchen With Open Plan Dining Area**
- **Modern En-suite Shower Room**
- **Deluxe 4 Piece Family Bathroom**
- **Furnished Ground Floor Cloakroom**
- **Private Enclosed Rear Garden**
- **Excellent First Time Buy**
- **PVC Double Glazed Windows / Oil Fired Heating / Security Alarm**

**PRICE Offers Over £149,950**

*Located within the popular Rosslane development off the Rashee Road, Ballyclare. This well presented family home enjoys a well planned living layout comprising of 3 bedrooms, 1+ receptions, Open plan modern kitchen with casual living/dining aspect, modern 4 piece family bathroom suite and a modern ensuite bathroom. Externally there is a private enclosed garden to rear and parking to the front. Other benefits include PVC double glazing & oil fired central heating. An ideal purchase for first time buyers 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

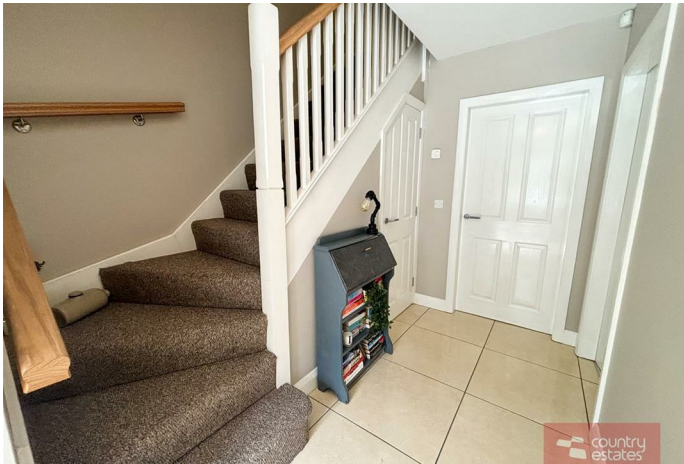
### GROUND FLOOR

#### ENTRANCE HALL

Hardwood front door. Understair storage cupboard. Access to stairwell to first floor. Tiled floor extending through to kitchen/dining area.

#### CLOAKROOM

Comprising push button w.c and corner pedestal wash hand basin with mixer taps. Ceramic tiled floor.



#### OPEN PLAN KITCHEN/LIVING/DINING 19'0" x 10'5"

Equipped with a comprehensive range of high and low level fitted shaker style units with contrasting wood effect work surfaces. Black ceramic metro brick style splash back tiles. Single drainer stainless steel sink unit with swan neck mixer tap with flexible hose attachment. A host of integrated appliances including fridge/freezer, dishwasher, washing machine, oven, 4 ring electric hob and stainless steel chimney extractor fan. Recessed spotlights. PVC double glazed patio doors to rear garden.



#### LOUNGE 15'7" x 11'0"

Attractive modern open fireplace with polished granite inset and hearth. Oak effect laminate strip flooring.

### FIRST FLOOR

#### LANDING

Access to partially floored loft with pull down ladder. Hot press. Laminate floor.

#### BEDROOM 1 15'0" x 11'7"

At widest points. PVC French doors onto guard rail balcony. Built in storage cupboard.

#### MODERN ENSUITE

Enclosed shower unit with chrome mixer. Button flush w.c and half-pedestal wash hand basin with mixer tap and floating vanity unit. Partially tiled walls. Ceramic tiled floor.



**BEDROOM 2 11'1" x 10'6"**

At widest points.

**BEDROOM 3 7'9" x 7'6"**

At widest points. Presently used as a dressing room. Built in storage cupboard. Laminate flooring.



**MODERN 4 PIECE FAMILY BATHROOM**

Comprising panelled bath with mixer tap, button flush w.c, half-pedestal wash hand basin with mixer tap and enclosed quarter rounded shower unit with chrome mixer tap. Partially tiled walls. Ceramic tiled floor.



**OUTSIDE**

Private garden to rear laid in lawn screened by perimeter fence. Paved patio area.



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>		
(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.**



You Talk. We Listen.

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