

22 Beech Green, Ballyclare, BT39 0QB



- Semi Detached
- 3 Bedrooms
- 1+ Reception Room
- Open Plan Kitchen / Dining
- Open Aspect Over Green
- Modern Shower Room
- Highly Sought After Established Location
- Oil Fired Central Heating / PVC Double Glazing
- Detached Garage with Off Street Parking
- Security Alarm System

PRICE Offers Around £139,950

Positioned on a private mature site within Doagh Village within walking distance of the primary school and all village amenities enjoying a pleasant open aspect. This semi-detached property benefits from a matching detached garage and private gardens. The property enjoys a well planned living layout incorporating 3 Bedrooms, 1+ receptions and a modern shower room. Priced to allow for some updating an early viewing is highly 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

ACCOMMODATION

GROUND FLOOR

Quarry tiled entrance steps. Mahogany effect PVC front door with leaded glass inset into:-

ENTRANCE HALL

Stairwell to first floor

LOUNGE 14'7" x 11'6"

Front picture window. Tiled Fireplace matching hearth. Cornice ceiling. Wooden paneled feature with built in mirrored shelf. Fixed wall light.



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

Equipped with a comprehensive range of high and low level units with wood effect work surfaces. Space for freestanding fridge freezer. Built in integrated cooker and electric 4 ring hob with concealed overhead extractor. Stainless steel sink unit with mixer tap. Glass Display cabinet. Part tiled walls. Tiled floor. PVC back door with double glazed inset.



FIRST FLOOR

LANDING

Access to loft. Hot press.

BEDROOM 1 10'3" x 11'6"

BEDROOM 2 10'3" x 9'6"

Built in storage.



BEDROOM 3 9'0" x 7'6"

Built in storage.

BATHROOM

White 3 piece suite comprising quarter rounded shower unit with glass screen and electric shower unit, pedestal wash hand basin with mixer tap and low flush w.c. Fully tiled walls and floor.




OUTSIDE

Neat well maintained garden to front in lawn stocked with a variety of shrubs.
Large driveway to side offering parking for a number of vehicles to Detached garage.
Private enclosed garden to rear in lawn and screened by mature hedging.

DETACHED GARAGE



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	52	61
(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

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