

14 Avondale Court, Ballyclare, BT39 9YJ



- **Superb Semi Detached**
- **3 Bedrooms**
- **1+ Reception**
- **Master Bedroom With En Suite Shower Room**
- **Select Exclusive Modern Development**
- **Luxury Kitchen With Living/ Dining Aspect**
- **Modern Ground Floor Furnished Cloakroom**
- **Deluxe Contemporary Family Bathroom**
- **Large Private Rear Garden**
- **PVC Double Glazed Windows/ Gas Central Heating**

PRICE Offers Over £198,950

Situated within the recently constructed Avondale Court development perfectly positioned within easy walking distance of Sixmile Park and Ballyclare town centre. This superbly presented modern semi detached enjoys a modern internal specification throughout incorporating a luxury contemporary kitchen with living/ dining aspect, luxury family bathroom and master bedroom with deluxe en suite shower room.

> 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

ACCOMODATION

GROUND FLOOR

Composite front door with double glazed full height feature corner windows into:-

SPACIOUS WELL PRESENTED ENTRANCE HALL

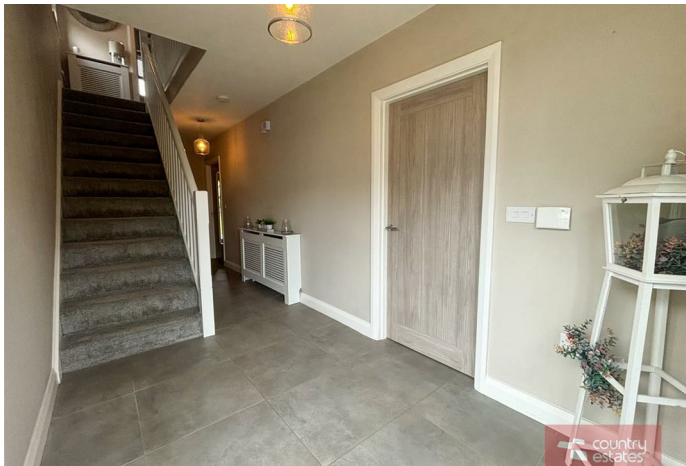
Tiled floor extending through to kitchen/dining. Under stairs storage cupboard.

DELUXE GROUND FLOOR CLOAKROOM

Comprising modern vanity with mixer tap and push button w.c. Complimentary wall tiling.

LOUNGE 14'3" x 11'6"

Feature full height picture style window.



OPEN PLAN KITCHEN WITH LIVING/ DINING AREA 15'3" x 13'6"

Equipped with a comprehensive range of high and low level shaker style fitted units in dove grey with wood effect work surfaces and upstands. Inlaid 'carbon phoenix' granite sink with mixer tap. A host of integrated appliances including eye level oven and microwave, electric 4 ring hob, overhead angled chimney extractor fan, fridge freezer and dishwasher. PVC Double glazed doors to paved patio.



UTILITY ROOM 6'0 x 4'8

Fitted with a matching range of high and low level modern shaker style units. Plumbed for washing machine. Space for tumble dryer. Gas boiler.

FIRST FLOOR

LANDING

Access to roof space via foldaway steps. Storage cupboard.

BEDROOM 1 14'3 x 11'6

ENSUITE

Comprising large shower enclosure with full height glass screen and waterproof wall panelling, wall hung vanity unit and push button w.c. Tiled floor. Feature wall tiling.



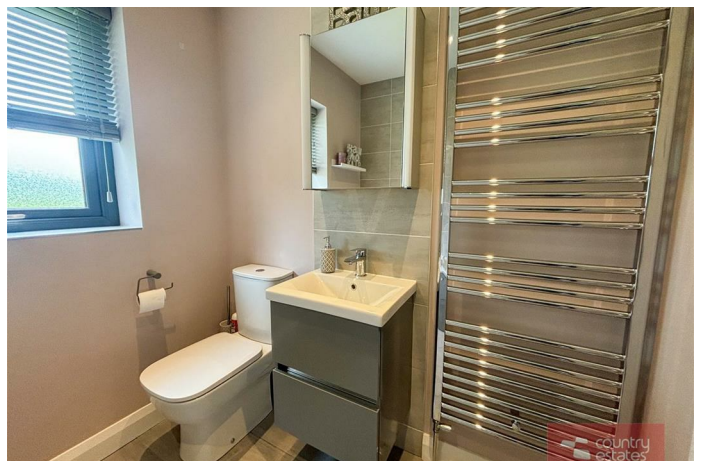
BEDROOM 2 11'4" x 10'8"
Views over rear garden and green space.

BEDROOM 3 9'9" x 7'4"



MODERN FAMILY BATHROOM

Comprising wall hung vanity unit in gloss grey finish, button flush w.c and tiled bath with fixed glass shower screen. Thermostatically controlled shower with mixer tap.



OUTSIDE

Net well maintained garden to front in lawn.
Driveway to side with ample parking. Large private enclosed garden to rear laid in neat lawn and screened by perimeter fence with private
Paved patio area perfect for family barbeques.



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		
(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.



T: 028 9318 0002
 Fiona.hannah@themortgageshop.net

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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.

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