

17 Avondale Court, Ballyclare, BT39 9YJ



- Superb Semi Detached
- 3 Bedrooms
- 1+ Reception
- Master Bedroom With Bespoke Fitted Wardrobes And Contemporary En Suite Shower Room
- Beautifully Presented Throughout
- Luxury Kitchen With Living/ Dining Aspect
- Deluxe Ground Floor Furnished Cloakroom
- Deluxe Contemporary Family Bathroom
- Large Private Rear Garden
- PVC Double Glazed Windows/ Gas Central Heating

PRICE Offers Over £199,950

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 high upgraded internal specification throughout incorporating a luxury contemporary kitchen with quality Caesarstone work surfaces and Quooker boiling tap, luxury family bathroom and master bedroom with fitted wardrobes and deluxe en suite shower room.

> Sales > New Homes > Commercial > Rentals > Mortgages

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12 Church Street
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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

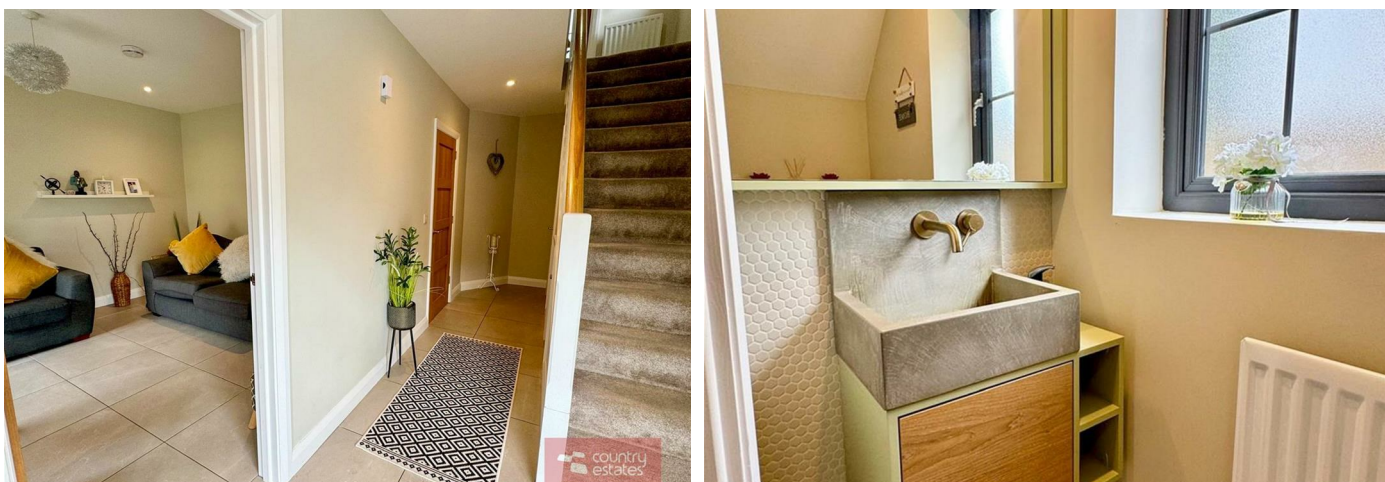
Composite front door with double glazed full height feature corner windows into:-

SPACIOUS WELL PRESENTED ENTRANCE HALL

Porcelain tiled floor extending through ground floor. Under stairs storage cupboard.

FURNISHED DELUXE GROUND FLOOR CLOAKROOM

Comprising modern bespoke wall hung vanity unit with olive green matt finish with oak panel and brushed brass wall mounted mixer tap.



LOUNGE 14'3" x 11'6"

Feature full height picture style window.

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

Equipped with a comprehensive range of high and low level fitted units in contrasting white and sky blue matt finish with co-ordinating Caesarstone quality work surfaces. Inlaid granite sink unit with Quooker boiling tap. Integrated appliances including multi function oven with induction hob, fridge freezer and dishwasher. Concealed extractor fan. Low voltage lighting. Twin French PVC double glazed doors to patio and garden.



UTILITY ROOM 6'0" x 4'8"

Fitted with a range of modern units. Single drainer stainless steel sink unit. Plumbed for washing machine. Space for tumble dryer. Gas boiler.

FIRST FLOOR

LANDING

Access to roof space via fold away wooden steps. Floored to centre with light.

BEDROOM 1 14'3" x 11'6"

Built in bespoke open three bay wardrobe with integrated hanging space and fixed 4 tier drawer units.

LUXURY EN SUITE

Comprising wall hung vanity unit in matt pink finish with wall mounted mixer tap, shower enclosure with drench style shower and shower attachment and wall push w.c. Porcelain tiled floor and fully tiled walls. LED bathroom mirror cabinet with charging points and demister.



BEDROOM 2 11'6" x 11'0"

BEDROOM 3 9'6" x 7'6"


LUXURY MODERN FAMILY BATHROOM

Comprising wall hung modern bespoke vanity unit in navy blue finish with Corian worktop and matching integrated bespoke full height storage bays. Wall push w.c. Panelled bath with folding shower screen. Drench style shower. Complementary wall tiling. Decorative panelled tiled floor. Circular LED bathroom mirror with demister.



OUTSIDE

Neat well maintained garden to front in lawn.
Driveway to side with ample parking.
Large private enclosed garden to rear in lawn.
Brick paved patio area perfect for family barbeques.
Wiring in preparation for an electric car charger.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	79	79
(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.



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 Fiona.hannah@themortgageshop.net

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