



3 Springhill Meadows , Ballyclare, BT39 9LD

**Offers Around
£219,950**

We are delighted to offer for sale this attractive and well presented detached family home which is located in a very popular residential development just off the Hillhead Road which is close to Ballyclare Town centre offering easy access to many local amenities.

Inside the accommodation comprises: tiled entrance hall with furnished cloakroom, spacious lounge with feature wood burning stove and double oak glass panelled doors opening to a luxury fitted kitchen / diner with a range of built in appliances, matching utility room and PVC double glazed double doors to rear.

Upstairs there are three bedrooms, master with ensuite and a separate luxury bathroom with white suite. Other benefits include PVC double glazing and oil heating.

Outside there is a tarmac driveway, garden to front in lawn and a fully enclosed garden to rear in lawn with paved patio area.

Early viewing recommended !!

3 Springhill Meadows

, Ballyclare, BT39 9LD



- Detached Family Home
- 3 Bedrooms / Master Ensuite
- Spacious Lounge
- Luxury Kitchen / Diner
- Downstairs W.C. & Utility
- Luuxury White Bathroom
- Pvc Double Glazing / Oil Heating
- Driveway & Gardens

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door, radiator

WC

2 Piece suite comprising pedestal wash hand basin, low flush wc, tiled floor, radiator

LOUNGE

16'10" x 10'0" (5.13m" x 3.05m")
Feature multi fuel burning stove, tiled hearth, wooden mantel, radiator

KITCHEN / DINER

19'3" x 11'8" (5.87m" x 3.56m")
Modern range of high and low level units, granite worktop, integrated basin and a half stainless steel sink unit, built

in stainless steel, under oven, gas hob, stainless steel extractor fan, integrated fridge / freezer and dishwasher, tiled floor, radiator, pc double glazed double doors to rear

UTILITY ROOM

6'11" x 5'10" (2.11m" x 1.78m")
Matching high and low level units, plumbed for washing machine, tumble dryer space, storage cupboard with gas boiler

FIRST FLOOR

BEDROOM 1

14'2" x 12'0" (4.32m" x 3.66m")
Radiator

ENSUITE

Fully tiled shower cubicle, thermostatic shower, pedestal wash hand basin, low flush wc, tiled floor, radiator

BEDROOM 2

10'9" x 10'8" (3.28m" x 3.25m")
Radiator

BEDROOM 3

10'8" x 8'3" (3.25m" x 2.51m")
Radiator

BATHROOM

Modern white suite comprising ppanelled bath, thermostatic shower above, screen, pedestal wash hand basin, low flush wc, partly tiled walls, tiled floor, radiator



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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