


65 Mill Road, Ballyclare, County Antrim, BT39 9DZ

**Asking Price: £174,950**

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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EPC Rating: E

### Description

Reeds Rains are pleased to present For Sale this well presented mid-terrace family home located on the ever popular Mill Road, Ballyclare. Within close proximity to the local town centre this property benefits from an array of amenities including shops, cafes, public parks, schools and local transport networks. In immaculate condition throughout this property would be ideally suited to the first time buyer or young family.

The property comprises three generous bedrooms, bright and spacious living area open to dining area, modern fitted kitchen and contemporary three piece bathroom suite.

Externally the property benefits from a front and rear garden, private driveway and secluded rear yard with raised timber decking.

Early viewing highly recommended.

### Entrance Hall

Hardwood front door with fan light over. Internal hardwood glazed door. Stairwell to first floor. Tiled floor.

### Lounge

22'9" x 10'11" (6.93m x 3.33m) widest points. Focal point open fire with timber surround on tiled hearth. Bow bay window. Herringbone style wood laminate flooring. Access to under stair store. Hardwood glazed double doors to kitchen.

### Dining Area

### Kitchen

14' x 12'2" (4.27m x 3.7m) Modern fitted high gloss kitchen with high and low level storage units and contrasting granite work surfaces. Matching island unit with inlaid ceramic sink and breakfast bar area. Integrated appliances to include fridge freezer,

eye level microwave, oven and four ring gas hob with stainless steel extractor canopy over. Glass splashback to hob. Integrated Bose speaker system. PVC double glazed French doors to back yard. Tiled floor.

### Stairs to;

### Bedroom One

14'4" x 10'6" (4.37m x 3.2m) Treated solid wood flooring. Twin windows to front elevation.

### Bedroom Two

12'2" x 6'9" (3.7m x 2.06m)

### Bedroom Three

9'3" x 8'5" (2.82m x 2.57m)

### Bathroom

Modern fitted three piece suite comprising panelled bath with mains shower over, semi-pedestal wash hand basin and WC. Towel radiator. Access to hot press. Fully tiled walls to bath and tiled floor.

### External

Front garden finished in lawn with array of trees and shrubs. South facing rear garden finished in lawn with raised timber decking area. Enclosed paved yard area with raised timber decking. Private driveway area to rear with outside plug. Outside lighting.

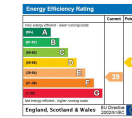
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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
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Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.