

## 25 River Hill Manor, Ballyclare, BT39 9ZH



- Modern Mid Townhouse
- 3 Bedrooms / Master with En-suite
- 1+ Reception
- Open Plan Shaker Kitchen With Living/ Dining Aspect
- Modern Family Bathroom
- Furnished Ground Floor Cloakroom
- Private Enclosed Rear Garden
- Popular Convenient Location
- Excellent First Time Buy
- PVC Double Glazed Windows / Gas Heating

**PRICE Offers Over £159,950**

*Located in the ever popular River Hill Manor Development, Ballyclare. This well presented family home enjoys a well planned living layout comprising of 3 bedrooms, 1+ receptions, open plan kitchen with casual living/dining aspect, modern 3 piece family bathroom and a modern deluxe en-suite. Externally there is a enclosed well maintained garden to rear and private driveway to the front. Other benefits include PVC double glazing & gas heating. Within close proximity to Memorial Park and Leisure Centre. The town centre is within comfortable walking distance. An ideal purchase for first time buyers an early viewing is advised.*

**> 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

#### ENTRANCE PORCH

Composite front door. Tiled floor.

#### LOUNGE 15'5 x 13'3

Focal point electric fire.

#### HALLWAY

Access to stairwell to first floor. Fully tiled floor. Door into:-

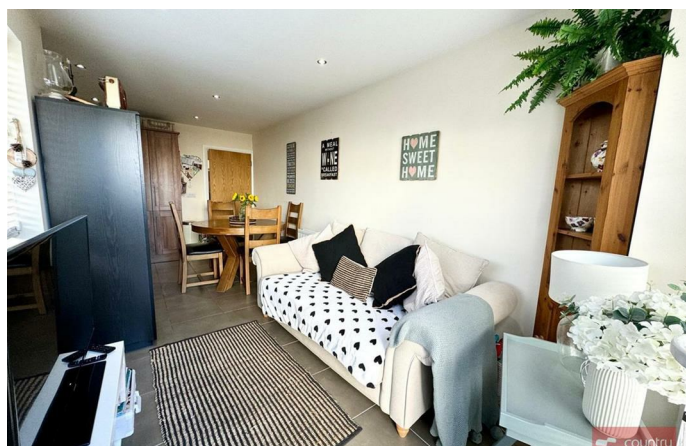
#### FURNISHED CLOAKROOM

Comprising button flush w.c, half pedestal wash hand basin with mixer tap and tiled splash back. Tiled floor.



#### OPEN PLAN KITCHEN/LIVING/DINING 19 x 14'3

At widest points. Equipped with a comprehensive range of high and low level fitted shaker style units with contrasting black marble effect work surfaces. Ceramic metro brick style splash back tiles. Double drainer stainless steel sink unit with swan neck mixer tap. A host of integrated appliances including fridge/freezer, dishwasher, washing machine, oven, 4 ring gas hob and stainless steel chimney extractor fan. Under cabinet lights. Recessed spotlights. Tiled floor. PVC double glazed patio doors to rear garden.



### FIRST FLOOR

#### LANDING

Access to loft and hot press.

#### BEDROOM 1 11'1 x 9'5

Dual window aspect. Door into:-

#### MODERN ENSUITE

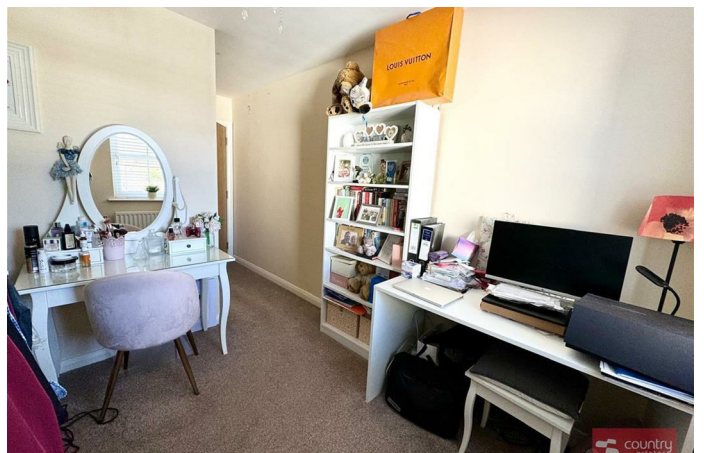
Comprising button flush w.c, half pedestal wash hand basin with mixer tap and tiled splash back, shower enclosure with 'drench' style thermostatically controlled shower. Part tiled walls. Tiled floor.



**BEDROOM 2 11'1 x 9'4**

**BEDROOM 3 15 x 8'3**

At widest points.




**MODERN BATHROOM**

Comprising paneled bath with mixer tap and thermostatically controlled overhead shower attachment, button flush w.c, half-pedestal wash hand basin with mixer tap. Partially tiled walls. Ceramic tiled floor.



**OUTSIDE**

Driveway to front for a number of vehicles. Private garden to rear laid in lawn screened by perimeter fence. Paved patio area. Outdoor tap. Gate allowing shared pedestrian access.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**

Relying on a mortgage to finance your new home?

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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