

# 34 Upper Gateside Grove, Ballyclare, BT39 9WN



- **Modern Semi Detached**
- **3 Bedrooms/ 1+ Reception**
- **Luxury Fully Fitted Shaker Kitchen**
- **Deluxe En Suite Shower Room**
- **Deluxe Modern Family Bathroom**
- **Screened To Rear By Open Countryside**
- **PVC Double Glazed Windows/ Gas Heating**
- **Beautifully Presented Throughout**
- **Highly Regarded Modern Development**
- **Hive Smart Heating Thermostats**

**PRICE Offers Over £195,000**

*Positioned on a large private site within a well regarded modern development just off the Victoria Road in Ballyclare. This beautifully presented recently constructed semi detached enjoys a high internal specification throughout including an upgraded fully fitted shaker kitchen with informal dining aspect, modern en suite and deluxe modern family bathroom. Externally there is a large private rear garden that is bordered by unspoilt open countryside. The property further benefits from gas heating and Hive smart heating thermostats and will interest the buyer searching for a contemporary energy efficient home with a turn key style finish at a realistic price.*

**> 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

## ACCOMMODATION

### GROUND FLOOR

Composite front door into:-

#### WELL PRESENTED ENTRANCE HALL

Low voltage recessed lighting.

#### FURNISHED CLOAKROOM

Comprising button flush w.c. and modern floating vanity unit with monobloc tap.

#### LOUNGE 14'7" x 17'10"

Feature modern fireplace with electric fire inset.



#### OPEN PLAN LUXURY FITTED SHAKER KITCHEN/ DINING 17'8" x 12'3"

Equipped with a comprehensive range of high and low level shaker style fitted units in Oxford blue finish with contrasting work surfaces and upstands. Single drainer stainless steel sink unit with swan neck tap. A host of integrated appliances including eye level oven, 4 ring hob, overhead extractor fan housed in stainless steel canopy with smoked glass splashback, fridge/ freezer, dishwasher and washing machine. Twin double glazed patio doors to garden and patio area.



### FIRST FLOOR

#### BEDROOM 1 11'9" x 11'3"

#### DELUXE MODERN EN SUITE

Comprising semi pedestal wash hand basin with monobloc tap and tiled accent panels, button flush w.c. and large fully tiled shower enclosure. Tiled floor.





### **BEDROOM 2 12'3" x 11'3"**

At max. Views over countryside to rear.

### **BEDROOM 3 9'3" x 8'11"**

Views over countryside to rear.


### **DELUXE MODERN FAMILY BATHROOM**

Comprising semi pedestal wash hand basin with monobloc tap, button flush w.c. and panelled bath with fixed shower screen and thermostatically controlled shower over. Complementary wall tiling. Tiled floor.



### **OUTSIDE**

Neat well maintained garden to front in lawn.  
Driveway to side with ample parking for a number of vehicles.  
Large private enclosed garden to rear in lawn.  
Screened by perimeter fence and bordered by open countryside to rear.  
Part paved walkway and paved patio area.

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   | <b>82</b>                  | <b>82</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<br>2002/91/EC |  |

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



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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