

# 1 Avondale Court, Ballyclare, BT39 9YJ



- Modern Double Fronted Detached Family Home
- 4 Bedrooms/ 1+ Reception
- Superb Open Plan Kitchen/ Living/ Dining Layout
- Luxurious Fully Fitted Shaker Kitchen
- Prime Corner Private Site
- PVC Double Glazed Windows/ Gas Central Heating
- Private Enclosed Walled Garden
- Luxury Family Bathroom/ Deluxe En Suite Shower Room
- Furnished Cloakroom/ Utility Room
- Alarm System

**PRICE Offers Over £268,500**

*Positioned within a recently constructed select modern development on a prime private corner site with direct frontage to Six Mile Park. This beautifully presented 4 bedroom detached family home offers an excellent opportunity to purchase a modern property with a turnkey style high specification throughout. Perfectly situated within easy walking distance to schools, shops, Six Mile park, leisure centre and public transport an early viewing is recommended.*

**> 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 with double glazed side screens into:-

#### WELL PRESENTED ENTRANCE HALL

Tiled floor extending through ground floor. Storage cupboard.

#### FURNISHED CLOAKROOM

Comprising semi pedestal wash hand basin with monobloc tap and button flush w.c.

#### LOUNGE 20'2" x 13'3"

Modern wall mounted electric fire. Dual window aspect.



#### OPEN PLAN KITCHEN/ LIVING/ DINING 20'2" x 13'3"

Equipped with a comprehensive range of high and low level shaker style fitted units with quality contrasting quartz work surfaces. Inlaid colour coded sink unit with flexible swan neck hose tap. Breakfast bar style return for casual dining with 5 ring hob and overhead stainless steel extractor fan with glass hood. A host of integrated appliances including twin eye level ovens, microwave, fridge/ freezer and dishwasher. Twin French double glazed doors to patio and gardens.



#### UTILITY ROOM 7'7" x 4'1"

Fitted with a range of modern shaker style with single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Door to garden.

### FIRST FLOOR

#### BEDROOM 1 13'3" x 11'10"

#### MODERN EN SUITE

Comprising floating vanity unit with monobloc tap, button flush w.c. and large shower enclosure with drench style shower. Tiled accent panel.





**BEDROOM 2 13'3" x 10'2"**

**BEDROOM 3 13'3" x 9'7"**

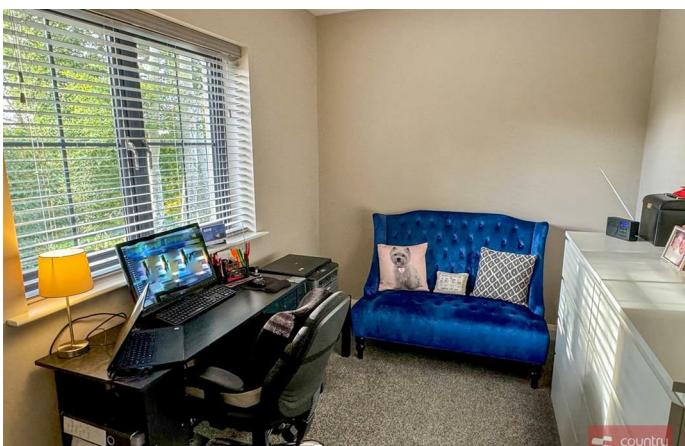


**BEDROOM 4 13'3" x 7'9"**

Presently used as home office.

### **LUXURY FAMILY BATHROOM**

Comprising panelled bath with fixed shower screen, thermostatically controlled shower, button flush w.c. and floating vanity unit with monobloc tap and tiled accent panel. Tiled floor.



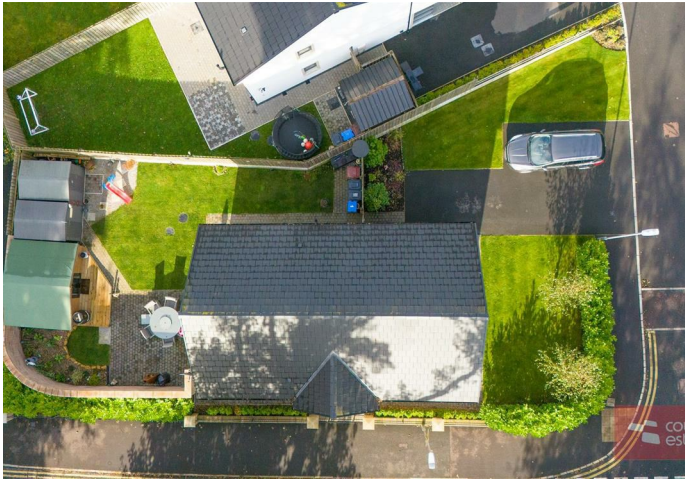
### **OUTSIDE**

Private enclosed corner site with driveway to rear.

Neat well maintained garden to front and side in lawn.

Private enclosed garden to rear laid in neat lawn screened by perimeter fence and wall with paved patio area and walkways. Pedestrian gate to front.





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.**



You Talk. We Listen.

T: 028 9318 0002  
 Fiona.hannah@themortgageshop.net

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