

12 The Old Stables, Ballyclare, BT39 9WW



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Luxury Shaker Kitchen With Living/ Dining Layout
- Deluxe En Suite
- Modern 4 Piece Family Bathroom
- Highly Regarded Village Location
- Select Private Modern Development
- Excellent First Time Buy
- PVC Double Glazed Windows/ Oil Fired Central Heating

PRICE Offers Over £184,950

Positioned in a highly regarded select development within Ballyrobert Village. This well maintained modern semi detached is an excellent opportunity for a buyer to purchase a home with a well planned living layout at a realistic price. With a high level of interest anticipated 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

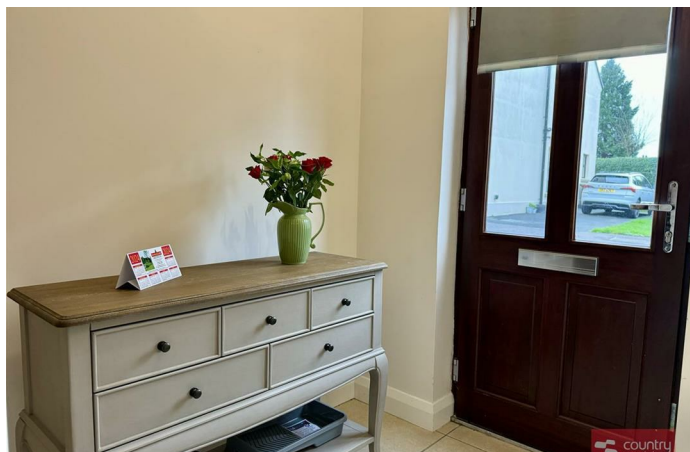
Front door into:-

WELL PRESENTED ENTRANCE HALL

Tiled floor.

LOUNGE 19'4" x 12'3"

Dual window aspect.



OPEN PLAN LUXURY SHAKER KITCHEN/ LIVING/ DINING 15'9" x 12'6"

At max. Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting wood effect work surfaces and upstands. Single drainer stainless steel sink unit with monobloc mixer tap. Integrated appliances including oven, 4 ring hob with tiled splashback and overhead extractor fan housed in stainless steel canopy, fridge/ freezer and dishwasher. Twin double glazed French doors to garden.



FURNISHED CLOAKROOM

Comprising pedestal wash hand basin with monobloc tap and tiled splashback. Button flush w.c. Tiled floor.

FIRST FLOOR

BEDROOM 1 10'9" x 12'6"

Dual window aspect.

MODERN EN SUITE

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



BEDROOM 2 13'2" x 8'7"

BEDROOM 3 10'3" x 7'3"

MODERN FOUR PIECE FAMILY BATHROOM

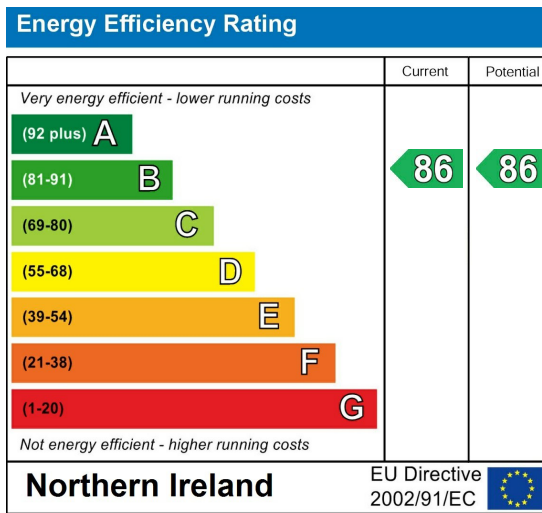
Comprising semi pedestal wash hand basin with tiled accent panel and monobloc tap, button flush w.c. and panelled bath with tiled splashback. Quarter rounded shower enclosure. Tiled floor.



OUTSIDE

Neat large garden to side. Tarmac driveway with ample parking for a number of vehicles. Private enclosed garden to rear screened by perimeter fencing.





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



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

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.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.