

10 Kiln Park, Ballyclare, BT39 0BB



- **Modern Semi Detached**
- **2 Bedrooms**
- **2 Reception Rooms**
- **Highly Regarded Established Development**
- **Luxury Shaker Fitted Kitchen**
- **Deluxe Contemporary Shower Room**
- **Modern Ground Floor Furnished Cloakroom With W.c**
- **PVC Double Glazed Windows/ Private Enclosed Garden To Rear**
- **Detached Garage With Electric Roller Shutter Door**
- **Oil Fired Central Heating (New Boiler And Tank 2017)**

PRICE Offers Over £175,000

Positioned within a highly regarded established development in Templepatrick. This attractive semi detached has been recently modernised by the present vendors, creating a home with a well planned living layout incorporating a luxury shaker kitchen, deluxe first floor shower room and modern ground floor furnished cloakroom with w.c. Externally there are private well maintained gardens plus a detached single garage with electric roller shutter door. A perfect purchase for the buyer searching a for home in an enviable location, with a turn key style finish at a realistic price. An early viewing is highly 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:-

ENTRANCE HALL

With quality oak effect laminate plank flooring extending through ground floor level.

GROUND FLOOR CLOAKROOM WITH W.C

Comprising vanity unit with mono block tap. Button flush w.c.

LOUNGE 17'6" x 11'0"

At max. Feature Inglenook style fireplace with cast iron multi fuel stove and tiled slate hearth. Dual window aspect. Open plan through to:-

DINING ROOM 8'7" x 8'9"

Sliding double glazed patio doors to private garden and patio/ terrace.



LUXURY SHAKER FITTED KITCHEN 9'1" x 8'6"

Equipped with a comprehensive range of high and low level fitted shaker style units in sage green finish with contrasting wood effect work surfaces. Jaw box style sink unit with swan neck mixer tap. Plumbed for washing machine. Integrated appliances including oven with 4 ring hob, overhead extractor fan in pyramid canopy, under counter fridge and slimline dishwasher. Feature half panelled painted walls.



FIRST FLOOR

BEDROOM 1 17'6" x 7'10"

At max. Dual window aspect. Built in shelved hot press. Quality oak effect laminate plank flooring.



BEDROOM 2 10'10" x 8'6"

Built in wardrobe. Quality oak effect laminate plank flooring.

DELUXE SHOWER ROOM

Comprising semi pedestal wash hand basin with mono block tap and splashback, button push w.c. Fully tiled shower enclosure in metro style brick with full height fixed glass screen and door. Wall mounted colour coded towel radiator.

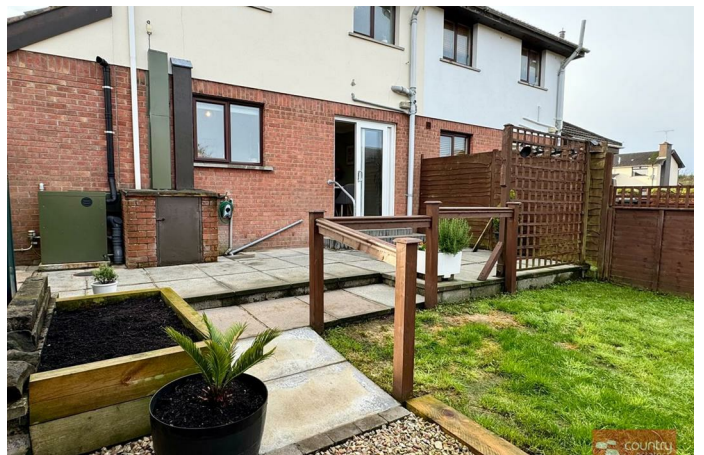



OUTSIDE

Neat well maintained garden to front in lawn.
Driveway to side with ample parking.
Private enclosed garden to rear screened by perimeter fence.
Laid in neat part lawn with paved patio area with paved walkway.

DETACHED GARAGE 18'0" x 8'0"

With electric roller shutter door. Power and light.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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.

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