

19 Sixmile Manor, Ballyclare, BT39 9US



- Modern Semi Detached
- 3 Bedrooms
- 1+ Receptions
- Highly Regarded Established Mews Style Development
- Master Bedroom With En Suite
- Open Plan Modern Kitchen With Dining Area
- Detached Garage With Secure Parking Bay
- Hard Landscaped Garden To Rear
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Alarm System

PRICE Offers Over £185,000

Positioned within a highly regarded established development close to town centre within easy walking distance of leisure centre, shops and public transport. This spacious 3 bedroom semi detached will ideally suit a first time buyer searching for a home in a popular location at a realistic price. Enjoying a well planned living layout incorporating an open plan kitchen/ dining aspect, en suite and ground floor cloakroom 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

ENTRANCE HALL

PVC double glazed front door with double glazed side light. Ceramic tile floor extending through to open plan kitchen/dining.

MODERN CLOAKROOM

Comprising push button w.c. and semi pedestal wash hand basin with single block mixer tap and tiled splashback. Solid oak flooring.

LOUNGE 15'4" x 12'9"

Attractive modern fireplace with walnut effect surround with black granite inset and matching hearth. Cast iron multi fuel stove inset. Solid oak flooring. Dual window aspect.

OPEN PLAN MODERN KITCHEN/ DINING AREA 20'0" x 11'5"

Equipped with a comprehensive range of quality fitted high and low level fitted units in walnut effect finish with contrasting work surfaces. Glazed display cabinet and window pelmet with integrated lighting. Inlaid 4 ring ceramic hob with overhead stainless steel extractor unit with stainless steel splashback. Built in eye level oven. Inlaid one and half bowl stainless steel sink unit and mixer tap. Plumbed for dish washer. Complementary wall tiling. Recessed unit lighting. PVC double glazed door. PVC double glazed French doors accessing rear garden.



FIRST FLOOR

LANDING

Recessed ceiling lights. Access to roof space with electric light. Floored to centre. Hot press lagged cylinder immersion heater.

BEDROOM 1 15'1" x 11'6"

Range of recessed ceiling lights.

MODERN EN SUITE

Comprising fully tiled shower cubicle with electric shower unit, pedestal wash hand basin with single block mixer tap and push button w.c. Matching ceramic tile floor. Recessed ceiling lights.



BEDROOM 2 11'6" x 11'5"

Range of recessed ceiling lights.

BEDROOM 3 9'9" x 8'2"

Built in storage unit and wardrobe recess. Range of recessed ceiling lights.

MODERN FAMILY BATHROOM

Comprising panelled bath with centred mixer tap and shower hand attachment, push button w.c and pedestal wash hand basin with single block mixer tap. Matching ceramic tile floor. Range of recessed ceiling lights. Chrome towel radiator.




OUTSIDE

Occupying a private site within a quiet cul de sac.
Kerbed and tarmac driveway with secure twin gates accessing rear driveway.

DETACHED GARAGE 17'0" x 11'0"

Roller shutter door. Side service door. Side window.
Utility Area with stainless steel sink unit. Plumbed for automatic washing machine. Fluorescent lighting and power points.

Neat front garden in lawn.
Secure enclosed rear garden within screening perimeter fencing and side gate.
Hard landscaped for easy maintenance. Paving and artificial grass.

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		
(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.

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.