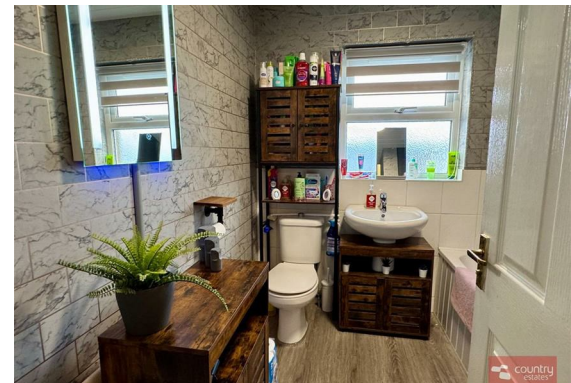


# 16 Glen Mews, Ballyclare, BT39 9GH



- End Townhouse
- 3 Bedrooms
- 1 Reception
- Shaker Kitchen Within Dining Aspect
- PVC Double Glazed Windows
- Oil Fired Heating
- Extensive Driveway To Front
- Private Enclosed Garden To Rear
- White Bathroom Suite
- Excellent First Time Buy

**PRICE Offers Over £139,950**

*Positioned within a popular Mews style development this well maintained end townhouse is situated within a quiet cul de sac and is an excellent purchase for a first time buyer or investor. Enjoying a well planned living layout incorporating a shaker kitchen with living/ dining area, PVC double glazed windows and oil heating. The property benefits from a pedestrian walkway leading to the Hillhead Road so Ballyclare town centre is within comfortable walking distance. 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

PVC front door into:-

#### ENTRANCE PORCH

Grey coloured laminate plank flooring extending into:-

#### LOUNGE 15'6" x 12'3"

Attractive modern fireplace with slate hearth. Dual window aspect.

#### OPEN PLAN KITCHEN/ DINING 15'6" x 10'3"

Equipped with a range of high and low level fitted shaker style units with contrasting work surfaces. Single drainer stainless steel sink unit. Plumbed for washing machine. Integrated oven. 4 ring hob and overhead extractor fan housed in canopy. Part tiled walls in metro brick tile. Tiled floor. PVC double glazed rear door. Understairs storage cupboard.

### FIRST FLOOR

#### BEDROOM 1 12'3" x 12'0"

At max.

#### BEDROOM 2 10'3" x 8'9"

Built in wardrobe.

#### BEDROOM 3 8'3" x 5'8"

#### MODERN BATHROOM

Comprising low flush w.c, pedestal wash hand basin and panelled bath with shower attachment and fixed shower screen. Half tiled wall.

### OUTSIDE

Extensive driveway to front with ample parking.

Private enclosed garden to rear screened by perimeter fence.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.**



You Talk. We Listen.

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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