

## 76 Gateside Manor, Ballyclare, BT39 9GA



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Beautifully Presented Throughout
- Open Plan Luxury Shaker Kitchen/ Dining
- Contemporary Deluxe Family Bathroom
- Modern Furnished Cloakroom
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Detached Matching Garage
- Highly Regarded Established Development



**PRICE Offers Over £199,950**

*Positioned on a well maintained private site within a well regarded established development just off the Victoria Road in Ballyclare. This modern semi detached has been comprehensively modernised by the present vendors creating a home with a high internal specification and finish throughout incorporating a superb shaker kitchen with dining/ living aspect, open plan lounge and contemporary deluxe family bathroom. Externally there is a private enclosed rear garden plus a detached matching garage. Perfect for the purchaser searching for a home with a luxury 'turnkey' feel. 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

Hardwood front door into:-

#### BEAUTIFULLY PRESENTED ENTRANCE HALL

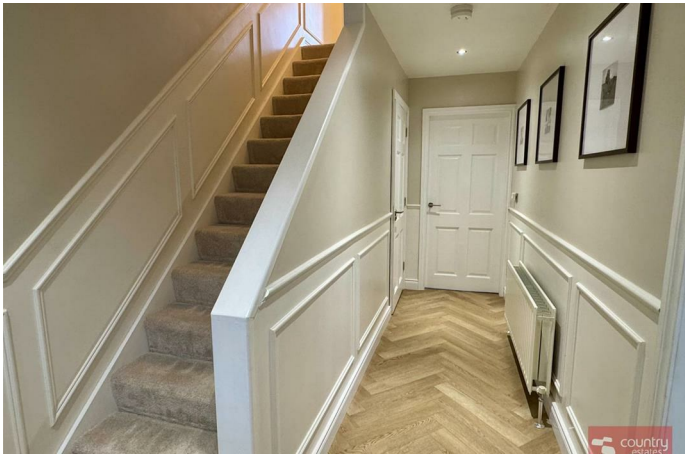
With quality Herringbone laminate flooring extending through principal rooms.

#### MODERN FURNISHED CLOAKROOM

Comprising button flush w.c and pedestal wash hand basin with monobloc tap. Feature panelled effect accent wall.

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

Attractive horse shoe style cast iron fireplace with painted wooden surround. Built in low level twin storage bays with log store and fitted shelving. Dual window aspect. Open plan through to:-



#### LUXURY SHAKER KITCHEN WITH LIVING/ DINING ASPECT 20'4" x 12'9"

Equipped with a comprehensive range of high and low level shaker style fitted units in 'matt pebble finish' with contrasting work surfaces. Co-ordinating single drainer sink unit with swan neck mixer tap. A range of integrated appliances including oven, 4 ring hob and overhead extractor fan housed in stainless steel canopy, fridge freezer and washing machine. Fitted wall height broom/ larder cupboard with power. Twin PVC double glazed doors to patio and garden. Feature panelled effect accent wall.



### FIRST FLOOR

#### BEDROOM 1 14'9" x 11'6"

At max.

#### MODERN EN SUITE

Comprising button flush w.c, pedestal wash hand basin and shower enclosure.

#### BEDROOM 2 11'9" x 11'5"





### **BEDROOM 3 9'8" x 8'6"**

At max. Including bespoke wall to wall fitted open wardrobes with box shelving. Quality Herringbone laminate flooring.

### **LUXURY MODERN FAMILY BATHROOM**

Comprising floating vanity unit in walnut effect trim and monobloc tap, button flush w.c. and panelled bath with fixed shower screen and drench style shower. Complementary wall tiling. Tiled floor.



### **OUTSIDE**


Neat garden to front.

Driveway to side with ample parking to:-

### **DETACHED GARAGE 17'6" x 10'8"**

With roller shutter door. Power and light.

Private enclosed garden to rear screened by perimeter fence with part paved patio area.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	55	
(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.**



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 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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