

4 Rushfield Walk, Ballyclare, BT39 0FQ



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Superb Luxury Fully Fitted Shaker Kitchen
- Deluxe Family Bathroom
- Deluxe En Suite Shower Room
- Prime Private Corner Site
- PVC Double Glazed Windows/ Gas Central Heating
- Ground Floor Furnished Cloakroom
- Beautifully Presented Throughout

PRICE Offers Over £199,950

Positioned on a prime private enclosed corner site within the Rushfield Development. This attractive recently constructed double fronted semi detached enjoys a spacious living layout incorporating 3 bedrooms, spacious lounge and a superb open plan shaker kitchen in contrasting colours. Perfect for the purchaser searching for a modern home with a 'turnkey' finish without the wait. 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

Composite front door into:-

WELL PRESENTED ENTRANCE HALL

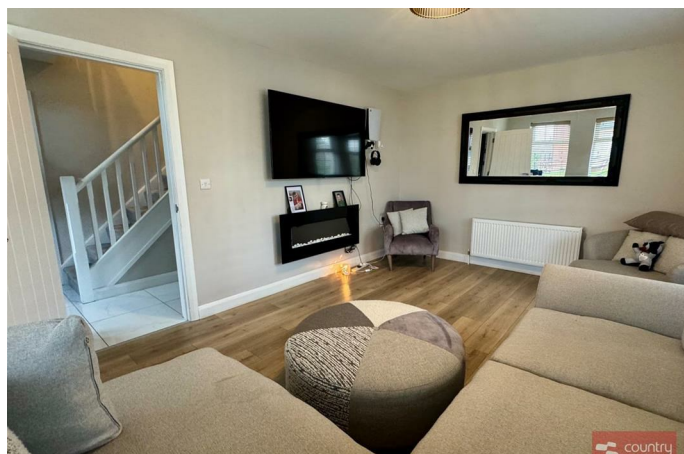
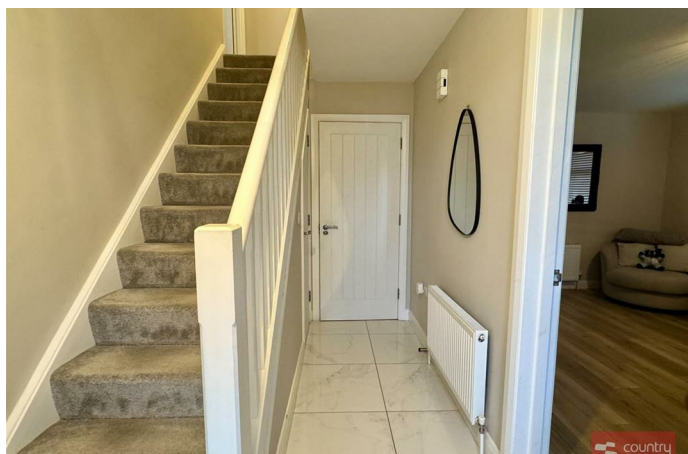
Tiled floor extending into kitchen.

MODERN FURNISHED CLOAKROOM

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

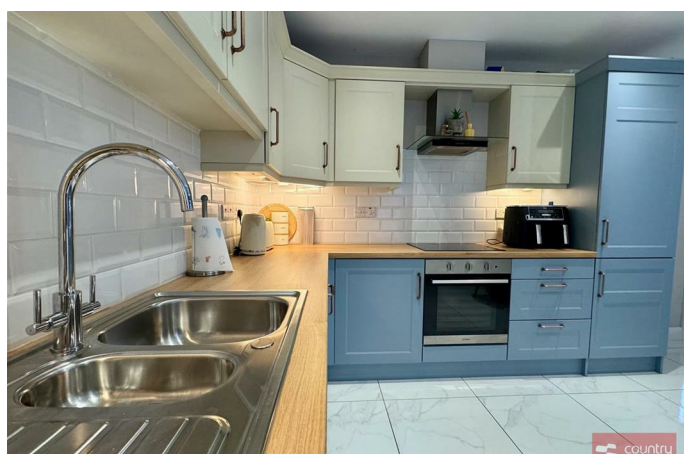
LOUNGE 16'6" x 11'7"

Dual window aspect. Quality oak effect laminate floor. Modern wall mounted focal point electric fire.



SUPERB LUXURY KITCHEN/ DINING 16'6" x 11'3"

Equipped with a comprehensive range of high and low level shaker style fitted units in contrasting colours with wood effect work surfaces. Single drainer stainless steel sink unit with swan neck mixer tap. A host of integrated appliances including oven with 4 ring hob, overhead extractor fan housed in stainless steel canopy, fridge/ freezer, dishwasher and washing machine. Complementary wall tiling in metro style brick tiles. Dual window aspect. Twin PVC double glazed doors to garden and patio.



FIRST FLOOR

BEDROOM 1 11'6" x 9'3"

MODERN DELUXE EN SUITE

Comprising semi pedestal wash hand basin with monobloc tap, button flush w.c. and fully tiled shower enclosure with drench style shower and hand shower attachment. Tiled floor.



BEDROOM 2 12'0" x 8'3"

At max. Feature painted panelled accent wall.

BEDROOM 3 12'0" x 8'3"

Dual window aspect.

LUXURY FAMILY BATHROOM

Comprising 'P' shaped bath with fixed curved shower screen and shower attachment. Button flush w.c. and semi pedestal wash hand basin with monobloc tap. Complimentary wall tiling.




OUTSIDE

Neat well maintained twin gardens to front and side in lawn screened by ranch style railings and stocked with a variety of shrubs.

Driveway to side with private parking forecourt.

Private secure enclosed garden to side screened by perimeter fence laid in part lawn with paved patio area. Perfect for family barbeques.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(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.



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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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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