



**84 Rashee Road, Ballyclare, BT39 9HT**

- Recently Refurbished Period Home
- Three Separate Reception Rooms
- Family Bathroom; Separate Shower Room
- Gas Heating; PVC Double Glazing
- Low Maintenance Garden
- Four Well-Proportioned Bedrooms
- Country Style Kitchen
- Attached Store With W.C.
- Generous Sized Private Driveway
- Many Original Features; Convenient Location

**Offers Over £225,000**

**EPC Rating D**





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Hardwood front door with glazed fanlight over. Tiled floor. Feature height ceiling with coving, continuing throughout majority of rooms. Glass panelled door, with matching side screens and fanlight over, leading to:

#### ENTRANCE HALL

Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE 17'0" x 12'6" (wps)

Dual aspect windows. Bay window to front elevation. Focal point decorative fireplace.

#### FAMILY ROOM 14'11" x 12'6" (wps)

Bay window to front elevation. Focal point decorative fireplace. Open arch leading to:

#### DINING ROOM 15'9" x 12'5" (wps)





## REAR HALL

Wood laminate floor covering. Access to under stairs store.

## KITCHEN 12'6" x 8'7"

Country style, fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen, ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for dishwasher. Glass fronted display cabinets. Splashback tiling to walls. Wood laminate floor covering.

## STORE 21'6" x 17'5" (wps)

Range of fitted storage units with contrasting, melamine work surface. Ceramic sink. Access to roof space. Access to W.C. PVC double glazed door to driveway.

## FIRST FLOOR

### HALF LANDING

### BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Splashback tiling to walls. Tiled floor.

### SHOWER ROOM

White, three piece suite comprising fully tiled, oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Splashback tiling to sink. Tiled floor. Access to roof space.

### LANDING

### BEDROOM 1 15'1" x 12'6" (wps)

Bay window to front elevation. Focal point decorative fireplace.

### BEDROOM 2 15'1" x 12'5" (wps)

Bay window to front elevation. Focal point decorative fireplace.

### BEDROOM 3 12'5" x 10'7"

Focal point decorative fireplace.

### BEDROOM 4 12'6" x 10'7" (wps)

Access to roof space.

## EXTERNAL

Generous sized, private driveway area, finished in tarmac. Low maintenance front garden, finished in artificial grass. Additional parking area to rear, finished in tarmac. Outside tap. Boiler house with gas fired central heating boiler.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS





Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**Recently refurbished, double bay-fronted, period semi detached family home, conveniently located off the Rashee Road, Ballyclare.**

**The property comprises entrance porch, entrance hall, bay-fronted lounge, bay-fronted family room, separate dining room, kitchen, attached store with W.C., four well-proportioned first floor bedrooms, family bathroom, and separate family shower room.**

**Externally, the property enjoys generous sized private driveway, and low maintenance garden, finished in artificial grass.**

**Other attributes include gas heating, PVC double glazing, and many original features throughout.**

**Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>66</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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