

29 Springhill Meadows, Ballyclare, BT39 9LD



- **Detached Family Home**
- **4 Bedrooms**
- **2+ Receptions**
- **Highly Regarded Established Development**
- **Open Plan Luxury Kitchen/ Living/ Dining Aspect**
- **Deluxe 4 Piece Family Bathroom**
- **Deluxe En Suite**
- **Furnished Cloakroom/ Utility Room**
- **Detached Metal Garage With Electric Shutter Door**

PRICE Offers Over £279,950

Positioned within an established modern development this attractive double fronted detached family home enjoys a well planned living layout incorporating 4 bedrooms, 2+ receptions, luxury kitchen with separate utility room and master bedroom with en suite. Beautifully presented throughout 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

Composite front door into:-

WELL PRESENTED ENTRANCE HALL

Tiled floor.

FURNISHED CLOAKROOM

Comprising button flush w.c. and pedestal wash hand basin with monobloc tap and tiled splashback.

FAMILY/ DINING ROOM 10'8" x 9'3"

Dual window aspect.

LOUNGE 11'7" x 17'9"

Inglenook style fireplace with cast iron multifuel stove on slate hearth.



DELUXE OPEN PLAN KITCHEN/ LIVING/ DINING ASPECT 22'3" x 12'3"

Into bay window. Equipped with a comprehensive range of high and low level fitted units with contrasting granite work surfaces and upstands. Inlaid stainless steel sink unit with swan neck tap. A host of integrated appliances including eye level oven, 4 ring gas hob with overhead extractor fan housed in stainless steel canopy with granite splashback, dishwasher, fridge/ freezer and microwave oven. Breakfast bar style return for casual dining. Tiled floor.



UTILITY ROOM 9'6" x 5'8"

Fitted with a range of low level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled floor. PVC door to rear.

FIRST FLOOR

SPACIOUS LANDING AREA

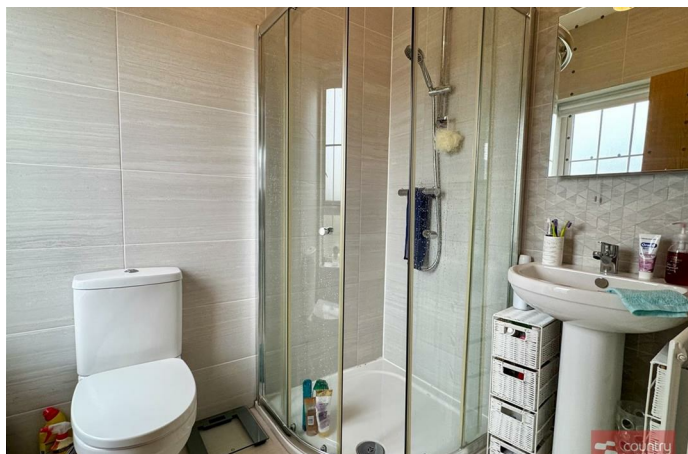
Access to roof space. Floored to centre. Shelved hot press.

BEDROOM 1 16'3" x 9'9"

Into bay window. His and Hers built in wardrobe. Views over green.

DELUXE EN SUITE

Comprising button flush w.c, pedestal wash hand basin with monobloc tap and quarter rounded shower cubicle. Fully tiled walls. Tiled floor.



BEDROOM 2 11'6" x 10'4"

At max. Dual window aspect. Views over green. Built in wardrobe.

BEDROOM 3 9'3" x 10'6"

Built in wardrobe.

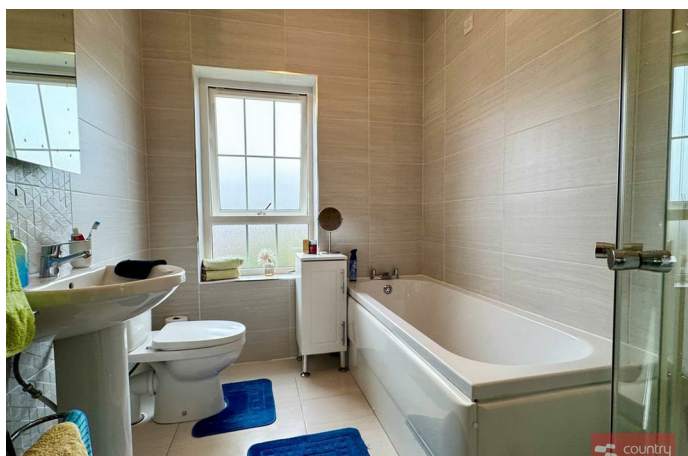
BEDROOM 4 9'3" x 7'8"

Presently used as home office. Built in wardrobe.



DELUXE 4 PIECE FAMILY BATHROOM

Comprising button flush w.c, pedestal wash hand basin with monobloc tap, panelled bath and quarter rounded shower cubicle. Fully tiled walls. Tiled floor.



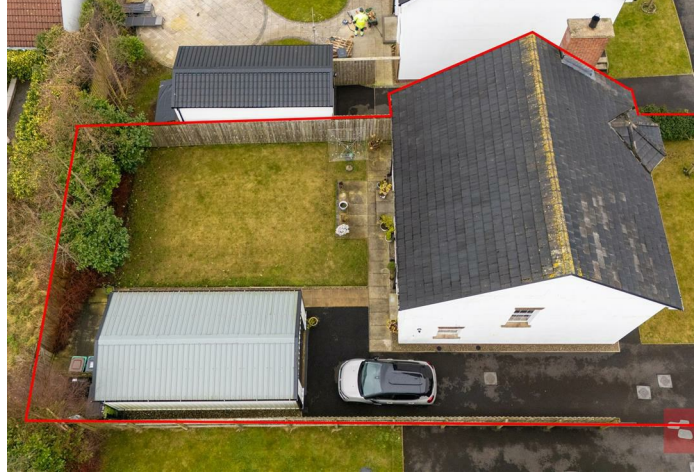
OUTSIDE

Neat well maintained garden to front in lawn.
Driveway to side with ample parking to:-

DETACHED GARAGE 24'3" x 13'1"

With electric roller shutter door.

Private enclosed garden to rear in lawn. Screened by perimeter fence with paved walkway and patio area.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(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

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.