

30 Jubilee Drive, Ballyclare, BT39 9LA



- **Modern Semi Detached**
- **3 Bedrooms**
- **1+ Reception**
- **Luxurious Shaker Style Fitted Kitchen with Dining Aspect**
- **Modern Ensuite Shower Room**
- **Deluxe Family Bathroom**
- **Private Parking Forecourt**
- **Oil Fired Central Heating / PVC Double Glazed Windows**
- **Cul De Sac Position / Popular Modern Development**
- **Beautifully Presented Throughout**

PRICE Offers Over £185,000

Positioned with Ballyrobert village this superb semi detached will interest the purchaser searching for a home with a turn key style finish at a realistic price. Beautifully presented throughout the accomodation briefly comprises 3 bedrooms, spacious luxury kitchen with dining aspect, luxury family bathroom and deluxe ensuite. Externally there is a private parking forecourt and a secluded enclosed private garden. An early viewing is advised.

> 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

Front door into:-

ENTRANCE HALL

Polished porcelain tiled floor.

FURNISHED CLOAKROOM

Comprising modern vanity unit with mono bloc tap and tiled splashback and button flush w.c.

LOUNGE 14'6" x 11'9"

Inglenook style fireplace with inset cast iron multi-fuel stove with black slate tiled hearth. Dual window aspect. Twin french doors with frosted glass inset into:



OPEN PLAN LUXURIOUS SHAKER KITCHEN 19'0" x 11'0"

With dining aspect. Equipped with a comprehensive range of high and low level fitted shaker style units in ivory finish with contrasting wood effect worksurfaces. Stainless steel single drainer sink unit. Integrated oven with 4 ring hob. Overhead extractor fan housed in stainless steel canopy. Integrated fridge/freezer. Polished porcelain tiled floor. Complementary wall tiling in metro style brick tiles.



FIRST FLOOR

BEDROOM 1 11'9" x 10'6"

MODERN EN SUITE SHOWER ROOM

Comprising step-in fully tiled shower enclosure, modern vanity unit in gloss white with mono bloc tap and tiled accent panel and button flush WC. Tiled floor.



BEDROOM 2 11'6" x 10'6"

BEDROOM 3 10'2" x 8'9"

At max. Presently used as home office

DELUXE FAMILY BATHROOM


Comprising P shape panelled bath with fixed curved shower screen and thermostatically controlled drench style shower and hand shower attachment, button flush w.c and modern vanity unit in gloss white with mono bloc tap and tiled accent panel. Tiled floor.



OUTSIDE

Neat garden to front in lawn. Private parking forecourt.

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(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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