



Leaffield Park,

**Offers in the region of  
£139,950**



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## Leafield Park, Ballycarry, County Antrim

### Offers in the region of £139,950

A most attractive semi detached property situated on a prime site with private rear garden. An ideal starter home within this well regarded development the well planned interior offers lounge with multi burning stove, spacious modern fitted kitchen/dining area, three bedroom - master bedroom with en-suite and a white bathroom suite. Enhanced further with an oil fired central heating system, double glazed windows and driveway parking. An internal viewing comes recommended to avoid disappointment.

#### ENTRANCE HALL

#### CLOAKROOM/WC

WC and wash hand basin. Tiled floor.

#### LOUNGE

5.15m x 3.40m (16'11" x 11'2")

Multi burning stove with slate hearth.

#### SPACIOUS KITCHEN/DINING AREA

5.56m (at widest) x 4.25m (at widest) (18'3" (at widest) x 13'11" (at widest))

Excellent range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Built in hob and oven. Integrated fridge/freezer and dishwasher. Plumbed for washing machine. Tiled floor.

#### FIRST FLOOR LANDING

#### MASTER BEDROOM

4.68m (at widest) x 3.16m (at widest) (15'4" (at widest) x 10'4" (at widest))

#### EN-SUITE SHOWER ROOM

White suite comprising tiled shower cubicle with wall mounted Mira electric shower, wash hand basin and low flush wc. Tiled floor.

#### BEDROOM 2

3.59m x 3.24m (11'9" x 10'8")

#### BEDROOM 3

3.05m (at widest) x 2.27m (at widest) (10'0" (at widest) x 7'6" (at widest))

#### BATHROOM

#### FRONT GARDEN

Laid in lawn.

#### PRIVATE REAR GARDEN

Laid in lawn with paved patio area.

#### DRIVEWAY PARKING

#### EPC

##### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch



