

9 Craighill Crescent, Ballyclare, BT39 9ZP

For Sale
Offers Over
£174,950

Craighill is a modern, attractive development in Ballyclare off the Rashee Road. This detached home is well presented throughout and offers all the luxuries of a new home including a downstairs cloaks and an en-suite off the Master bedroom. The property allows you to move in and set your furniture down and enjoy the corner site with good orientation for a sunny day. Early viewing is advised.



Energy Efficiency Rating D.

T: 028 9080 0000





Very energy efficient - lower running costs		Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68	64	72
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

- Detached property in a highly regarded residential development
- 3 Bedrooms (Master bedroom with en-suite shower room)
- Lounge with laminate wood flooring and a feature fireplace
- Modern fitted kitchen with built-in appliances, casual dining area with French doors to rear
- Modern white bathroom suite
- Double glazing in uPVC frames
- Oil fired central heating
- Corner site with good sun orientation



The property comprises of

GROUND FLOOR

RECEPTION HALL Polished tiled flooring.

CLOAKROOM Low flush WC, pedestal wash hand basin, polished tiled flooring, extractor fan.

LOUNGE 20' 1" x 13' 9" (6.12m x 4.19m)
Laminate wood flooring, feature fireplace with tiled hearth, downlighters.

KITCHEN 20' 1" x 11' 7" (6.12m x 3.53m)
Modern fitted kitchen with a range of high and low level units, rounded edge worksurfaces, stainless steel sink unit with mixer tap and vegetable sink, plumbed for washing machine, plumbed for dishwasher, built-in ceramic hob, built-in double oven, stainless steel extractor fan, built-in fridge/freezer, ceramic tiled flooring, downlighters. Casual dining area with French doors to rear.

FIRST FLOOR

LANDING Hotpress with copper cylinder.

BEDROOM (1) 15' 9" x 11' 8" (4.8m x 3.56m)
Range of built-in robes.

EN-SUITE SHOWER ROOM Low flush WC, pedestal wash hand basin, walk-in shower unit with controlled shower, heated towel rail.

BEDROOM (2) 12' 2" x 9' 11" (3.71m x 3.02m)

BEDROOM (3) 12' 3" x 9' 9" (3.73m x 2.97m)

BATHROOM Modern white bathroom suite comprising of low flush WC, pedestal wash hand basin, panelled bath with mixer tap, tiling, ceramic tiled flooring, extractor fan.

OUTSIDE

Front and side in lawn, tarmac driveway.
Rear & side in lawn, paved patio area.



McMillan

jimmcmillan.co.uk

**Honesty
Integrity
Respect**

Our business is founded on our values. We strive to demonstrate honesty and Integrity, treating all our clients with respect, insuring they are paramount concern.

As a forward thinking company we invest heavily in IT, staffing and the wider community to build a foundation for the future. Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

**Please
call in or
contact us
for any
advice**

McMillan Estate Agents
11 Portland Avenue
Glengormley
Newtownabbey
County Antrim
BT36 5EY

T: 028 9080 0000

F:

E: info@jimmcmillan.co.uk



@mcmillanestates



facebook.com/mcmillanestates

Did you know?

For each sale with McMillan Estate Agents a donation is made to the following charities

