

## 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.



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McMillan Estate Agents

11 Portland Avenue

Glengormley

Newtownabbey

County Antrim

BT36 5EY

T: 028 9080 0000

F:

E: [info@jimmcmillan.co.uk](mailto:info@jimmcmillan.co.uk)



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