

3 Clareville Park, Ballyclare, BT39 9DL

For Sale
Offers Over
£77,500

Attention investors and first time buyers! This is an excellent opportunity to purchase this bright, spacious end terrace home located in Ballyclare, convenient to all the town centre services and amenities. The property has been presented and maintained to an excellent standard throughout and we encourage early viewing to avoid disappointment.



Energy Efficiency Rating D.

T: 028 9080 0000





		Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80		73
D	55-68	57	
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

- Spacious end terrace property on corner site
- 3 Bedrooms
- Spacious lounge
- Modern high gloss fitted kitchen with casual dining area
- White bathroom suite
- Ground floor WC
- Double glazing in uPVC frames
- Oil fired central heating
- Corner site with enclosed yard to rear



The property comprises of

GROUND FLOOR

ENTRANCE HALL uPVC front door, laminate wood flooring, understair storage. Separate walk-in cloaks.

CLOAKROOM Low flush WC, wash hand basin, tiled splashback, chrome heated towel rail, laminate wood flooring.

LOUNGE 16' 11" x 10' 9" (5.16m x 3.28m)
Feature tiled fireplace, laminate wood flooring.

DINING ROOM 10' 8" x 6' 1" (3.25m x 1.85m)

KITCHEN 13' 9" x 10' 4" (4.19m x 3.15m)
Range of high and low level high gloss units, rounded edge worksurfaces, single drainer stainless steel sink unit with mixer taps, cooker point, stainless steel splashback, stainless steel extractor fan and canopy, plumbed for dishwasher.

FIRST FLOOR

LANDING Hotpress with insulated copper cylinder, separate shelved linen cupboard plus cloaks, access to roofspace.

BEDROOM (1) 11' 3" x 10' 2" (3.43m x 3.1m)

BEDROOM (2) 13' 2" x 8' 7" (or 10' 7") (4.01m x 2.62m) Built-in robe.

BEDROOM (3) 10' 9" x 10' 1" (3.28m x 3.07m)
Plus built-in robe.

BATHROOM White shell shaped suite comprising of panelled bath with telephone hand shower, pedestal wash hand basin, low flush WC, wall tiling, part panelled walls, ceramic tiled flooring.

OUTSIDE

Front and side in lawn.

Enclosed yard to rear, outside store plumbed for washing machine, oil fired boiler, uPVC fascia and rainwater goods. PVC oil storage tank.



Honesty Integrity Respect

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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
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for any
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