



**OUTSIDE**

Open plan garden in lawn to front and side.  
 Fully enclosed garden to rear in lawn, bordered by range of shrubs, with additional area laid in pink pebbles. Shed negotiable.  
 Driveway to side leading to detached garage.

**DETACHED GARAGE**

Roller door, light and power.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		



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The annual rate calculation shows full annual rates for the current rating year (April to March): pending- rates site was down  
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Offers Over:  
**£234,950**

Viewing: By appointment through agent



**7 Gateside Manor,  
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 Ballyclare,  
 BT39 9GA**

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- Superbly appointed detached family home.
- Four bedrooms - principal with ensuite.
- Two spacious reception rooms.
- Fitted kitchen with integrated appliances.
- Family bathroom with designer four piece suite.
- uPVC double Glazing/ Oil heating.
- Utility room and downstairs W/C
- Driveway, gardens and garage.



4



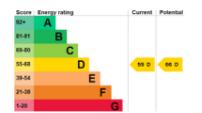
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2



YES



YES

## About The Property:

We are delighted to offer for sale this superbly appointed detached family home, nestled on an impressive corner site on the edge of the popular market town of Ballyclare. This much loved family home is in exceptional order throughout with generous living accommodation formed over two levels and is bound to attract attention from a wide range of prospective buyers.

The accommodation at ground floor level comprises a welcoming reception hallway with hardwood flooring, a lavishly appointed downstairs W/C & stairs to the first floor landing. The lounge is a fantastic living area with large bay window to the front.

A fitted kitchen with range of high and low level units boasts integrated appliances, and the large, open plan area leads into the dining room, which enjoys french doors opening out onto the rear garden. A separate utility room completes the ground floor accommodation.

Upstairs, on the first floor there are four double bedrooms - principal with ensuite shower room, whilst the other bedrooms are serviced by the deluxe family bathroom with white four piece suite.

Externally, to the front and side there are open plan lawns, further enhanced by the fully enclosed rear garden. Finished in a neat, well maintained lawn lawn bordered by mature shrubs, vegetable patch and enjoying a paved patio area this is the perfect space for the whole family to relax and unwind in.

A driveway to the rear of the garden creates off street parking and leads to the detached single garage with power, lighting and timber courtesy door. Further features include double glazing and oil heating.

Gateside Manor is within the catchment area of a range of primary, and post primary schools, and is just a few moments walk from the town centre with its many amenities and bustling atmosphere. The development is perfectly place to take advantage of the multi million pound relief road circumventing the town, ensuring that commuting is never a chore.

Early viewing is an absolute must.



### ENTRANCE HALL

Solid wood front door with matching glazed side panels, solid wood flooring.

### DOWNSTAIRS W/C

Wall hung basin, low flush W/C, tiled floor.

### LOUNGE

5.42M (17'9) INTO BAY X 4.37M (14'4)  
Feature fireplace with tiled hearth and inset, solid wood flooring.

### KITCHEN

#### 7.24M (23'9) INCORPORATING DINING ROOM. X 3.28M (10'9)

Fitted kitchen with range of high and low level units complemented by formica work surfaces, stainless steel sink unit, stainless steel eye level double oven, integrated stainless steel gas hob, stainless steel extractor fan, integrated dishwasher, integrated fridge, partly tiled walls, tiled floor, recessed spotlights.

### UTILITY ROOM

Range of units, formica work surfaces, stainless steel sink unit, plumbed for washing machine, space for tumble dryer, tiled floor, side door to garden.



### DINING ROOM

Solid wood flooring, uPVC double glazed doors to garden.

### FIRST FLOOR LANDING

Access to roofspace, hotpress.

### BEDROOM 1

4.39M (14'5) X 3.16M (10'4)



### ENSUITE

Newly installed luxury white suite comprising wall hung vanity unit, low flush W/C, walk in shower unit with thermostatically controlled shower, chrome towel radiator, tiled walls and floor, recessed spotlights.

### BEDROOM 2

3.77M (12'4) X 3.27M (10'9)

Fitted mirrored wardrobes.



### BEDROOM 3

3.26M (10'8) X 2.45M (8'0)

### BEDROOM 4

3.26M (10'8) X 2.47M (8'1)

### FAMILY BATHROOM

Newly installed designer bathroom with white suite comprising wall hung vanity unit, low flush W/C, corner shower cubicle with electric shower, free standing bath, tiled walls and floor, recessed spotlights.