

**RODGERS
&
BROWNE**

2 Ballycorr Heights, Ballycorr Road

Ballyclare, BT39 9ZT

offers around £275,000



THE OWNERS PERSPECTIVE...

"We have owned this house from new and love the development with wonderfully friendly neighbours. The layout and design of the house attracted us as no house in the development is exactly the same and therefore totally unique to us, with only 10 houses, the development is very private and great for younger and older children alike. We are just on the edge of the beautiful Ballyclare Countryside but within walking distance of the town. Perfect.

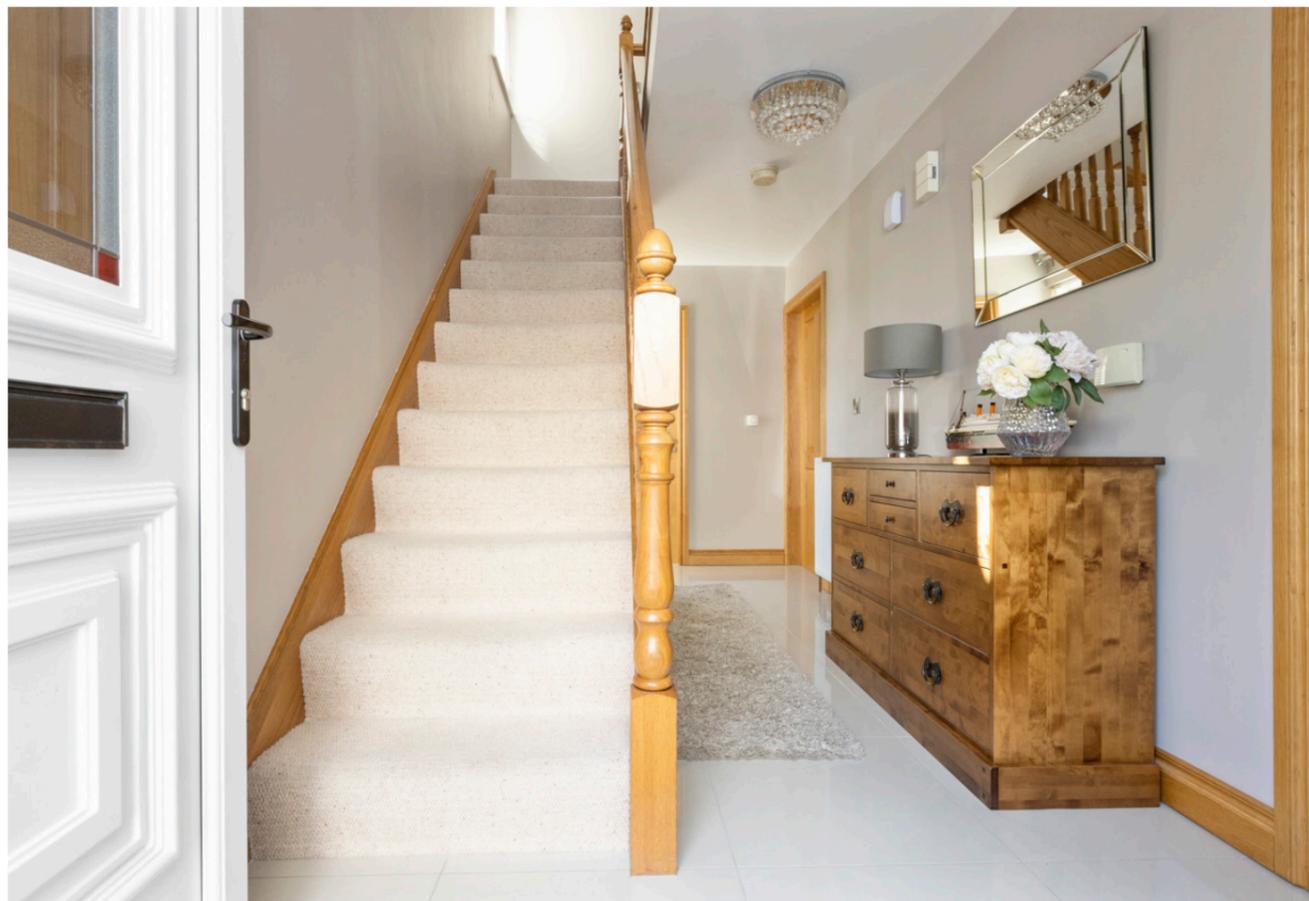
The house offered us excellent space with great sized bedrooms and bathrooms and a great living area with access to the garden and patio.

We know anyone who buys this house will love the house and the area as much as we have"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414



Entrance hall



Drawing room



Family room

THE FACTS YOU NEED TO KNOW...

Deceptively spacious detached family home extending to c.2,175 sq ft within a luxury development minutes from Ballyclare town centre

Bright accommodation comprising of drawing room, family room and dining room

Beautiful solid oak kitchen with granite worktops and feature range

Separate utility room

Five well proportioned bedrooms, master with ensuite shower room and dressing room

Luxury bathroom

PVC double glazed windows

PVC fascias and soffits

Solid oak doors throughout

Oil fired central heating

Integral single garage with electric up and over door

Corner site with south facing private gardens and patio area

Tarmac driveway with parking for three cars

Only a short stroll from Ballyclare town centre which offers a wealth of facilities to suit all

Ideally located to an array of many nearby schools

Ease of access to main arterial routes and Belfast International Airport



Luxury kitchen



Luxury kitchen with casual dining



Dining room



Utility room

The Property Comprises...

GROUND FLOOR

PVC double door with side lights to:

ENTRANCE HALL

Staircase to first floor with oak Newell post, handrail and spindles, Porcelanosa tiled floor.

DRAWING ROOM

15' 9" x 13' 8" (into bay window) (4.8m x 4.17m)
Oak surround fireplace with cast iron horseshoe inset, open fire, granite hearth.

DINING ROOM

12' 6" x 12' 2" (3.81m x 3.71m)
Solid oak wooden floor.

LUXURY KITCHEN WITH CASUAL DINING AREA

17' 3" x 11' 9" (5.26m x 3.58m)
Extensive range of high and low level solid oak Shaker units, granite worktops, under unit lighting, feature range with five ring ceramic hob and hot plate, double oven and grill, stainless steel splashback, stainless steel extractor, space for American fridge freezer, Belfast sink with mixer tap, pelmet lighting, porcelain tiled floor, low voltage lighting, double glazed doors to:

FAMILY ROOM

13' 2" x 12' 0" (4.01m x 3.66m)
Ceramic tiled floor. French doors to garden area.

UTILITY ROOM

13' 1" x 6' 9" (3.99m x 2.06m)
Range of high and low level units, granite effect worktops, stainless steel single drainer sink unit with mixer tap, plumbed for washing machine and space for tumble dryer, ceramic tiled floor, double glazed door to rear.

SEPARATE CLOAKROOM

Comprising low flush wc, pedestal wash hand basin with mixer tap and splashback, ceramic tiled floor, extractor fan.



Master bedroom

First Floor

BRIGHT AND SPACIOUS LANDING

Access to roofspace.

MASTER BEDROOM

12' 7" x 12' 5" (3.84m x 3.78m)

ENSUITE SHOWER ROOM

6' 9" x 6' 0" (2.06m x 1.83m)

Comprising shower cubicle with Mira Sport electric shower, low flush wc, pedestal wash hand basin with mixer tap and splashback, ceramic tiled floor, double glazed Velux window.

DRESSING ROOM

BEDROOM (2)

15' 9" x 13' 7" (into bay window) (4.8m x 4.14m)

BEDROOM (3)

13' 1" x 7' 9" (3.99m x 2.36m)

BEDROOM (4)

12' 6" x 12' 2" (3.81m x 3.71m)

BEDROOM (5)

15' 4" x 10' 0" (4.67m x 3.05m)

LUXURY BATHROOM

15' 5" x 7' 6" (4.7m x 2.29m)

White suite comprising panelled bath with mixer tap and telephone hand shower, low flush wc, pedestal wash hand basin with mixer tap, tiled splashback, part tiled walls, large shower cubicle with thermostatically controlled shower unit, ceramic tiled floor, low voltage lighting, extractor fan.

SINGLE INTEGRAL GARAGE

19' 6" x 12' 8" (5.94m x 3.86m)

Electric up and over door. Light and power. Oil fired central heating boiler.

Outside

Tarmac driveway with parking for three plus cars.

Fully enclosed south facing gardens laid in lawns, flowerbeds and flagged patio area.



Ensuite shower room



Bedroom two



Luxury bathroom



Bedroom four

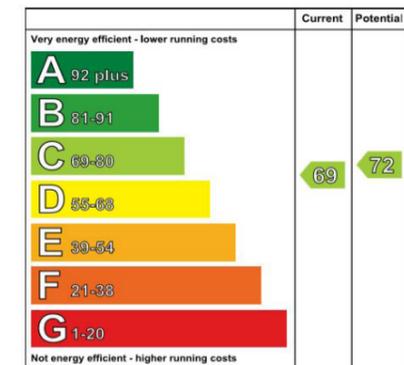
Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



TENURE

Freehold

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

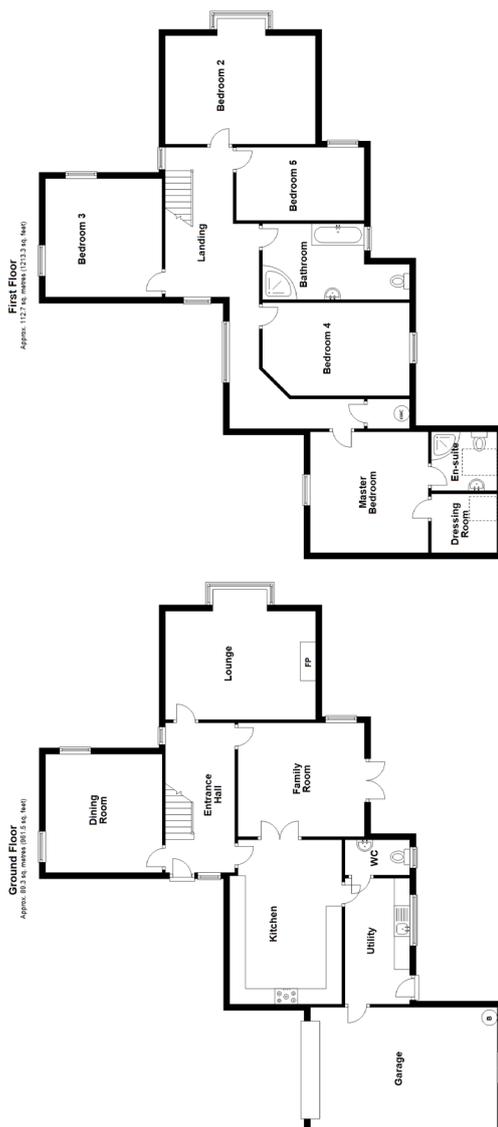
The assessment for the year 2019 /2020 is £1,997.00

VIEWING

By appointment with **RODGERS & BROWNE**.

Location

Travelling from Ballyclare Town Hall, continue on the Rashee Road, take second exit from the roundabout onto Ballycorr Road, Ballycorr Heights is located on your left.



Total area: approx. 202.0 sq. metres (2174.9 sq. feet)
 The floor plan is for information only and does not constitute an offer or contract. It is subject to the accuracy of the information provided and is not to be relied upon for any purpose.
 2 Ballycorr Heights, Ballyclare



Sales
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