

49 Clare Heights, Ballyclare, BT39 9HA



- Semi Detached Chalet Villa
- 3 Bedrooms
- 1+ Reception
- Open Plan Kitchen With Living/ Dining Aspect
- Well Presented Lounge With Multi Fuel Stove
- Gas Heating
- PVC Double Glazed Windows And Doors
- Private Garden To Rear With Paved Terrace
- Private Driveway
- Large Detached Garage



PRICE Offers Over £159,950

Positioned in a quiet cul-de-sac location close to all local amenities in Ballyclare town centre, this well presented 3 bed semi detached property boasts an open plan kitchen living dining aspect, reception room with feature panelled wall and multifuel stove. The first floor comprises of 3 bedrooms all with built in storage and a modern bathroom with a large open shower enclosure. Externally there is a private enclosed rear garden plus a large private driveway for off street parking for several vehicles. The detached garage with roller shutter includes a utility aspect with high and low level units and space for tumble drier. This home will ideally suit the first time buyer searching for a home with a high level of presentation throughout.

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12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC front door with double glazed inset and double glazed side screens into:-

SPACIOUS WELL PRESENTED ENTRANCE HALL

Feature painted panelled accent wall and tiled floor. Extending into kitchen/ dining area.



OPEN PLAN KITCHEN WITH CONTEMPORARY DINING ASPECT 16'3" x 12'0"

Contemporary kitchen equipped with a comprehensive range of high and low level gloss white fitted units with contrasting work surfaces. Integrated oven with 4 ring gas hob, overhead extractor fan housed in overhead canopy. Integrated fridge/ freezer and dishwasher. Part tiled wall in metro style brick. Twin PVC double glazed doors leading to garden.



UTILITY STORE

Plumbed for washing machine and gas boiler.

Open Plan into:-

LOUNGE 12'9" x 9'8"

Feature painted panel accent wall. Inglenook style fireplace with cast iron multi fuel stove on slate hearth.

FIRST FLOOR

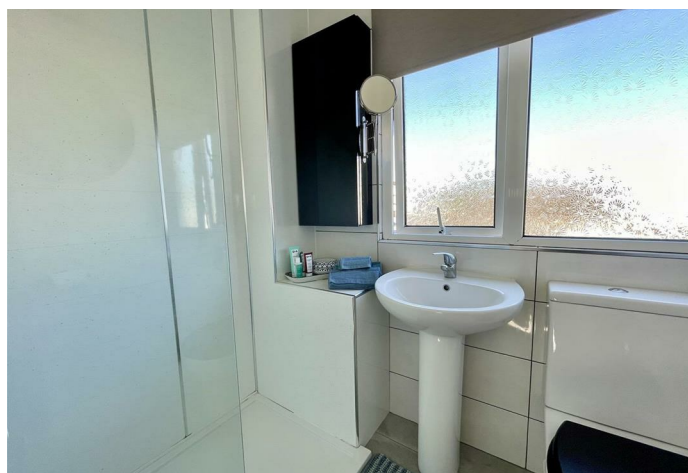


WELL PRESENTED LANDING

With laminate flooring extending into bedrooms. Access to the roof space.

BEDROOM 1 13'3" x 9'6"

Twin built in his and hers wardrobes. Feature panelled accent wall.



BEDROOM 2 9'9" x 9'6"

Built in single wardrobe.

BEDROOM 3 9'9" x 6'6"

Presently used for home office. Built in single wardrobe.

MODERN DELUXE SHOWER ROOM

Comprising pedestal wash hand basin, monobloc tap, button flush w.c. and large open shower enclosure with fixed full height glass screen. Part tiled walls. Part panelled PVC walls.

OUTSIDE

Private parking forecourt and driveway suitable for a number of vehicles with ranch style fence.

Large private garden to rear, screened by perimeter fence laid in part lawn.

Private twin brick patio/ terrace areas. Perfect for family barbeques.

DETACHED GARAGE 20'3" x 11'4"

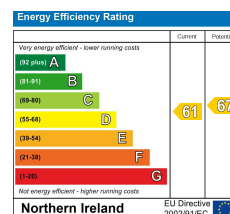
With roller shutter door. Power and light. With utility aspect. Fitted with a range of high and low level units. Space for tumble drier.

IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.

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