

# 10 Green Road, Ballyclare, BT39 9AP



- Spacious Three Storey Mid Terrace
- 3 Bedrooms
- 1+ Reception Room
- Recently Installed Shaker Kitchen
- Modern 4 Piece Family Bathroom
- Central Town Location
- PVC Double Glazing
- Enclosed Rear Yard / Oil Fired Central Heating
- Excellent First Time Buy
- Well Presented Throughout

**PRICE Offers Over £114,950**

*Perfectly positioned within walking distance of all local shoppes, six mile park and leisure centre. This spacious three storey townhouse is a perfect purchase for a first time buyer or young family and the property enjoys a well planned layout over three floors.*

*Internally the property comprises an entrance hall, open plan lounge with informal dining aspect, a recently installed shaker kitchen, four piece family bathroom and three bedrooms.*

*Externally the property benefits from an enclosed rear yard with access to a store with power and light. An early viewing highly recommended to avoid disappointment.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

**Antrim**  
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

#### ENTRANCE HALL

Hardwood front door with fan light over. Internal glazed hardwood door with leaded glass inset leading to main hallway. Decorative cornicing continuing through lounge. Stairwell to first floor.

#### OPEN PLAN LOUNGE/ DINING AREA 21'6" x 10'7"

At widest points. Wood laminate floor covering. Twin windows to front elevation. Focal point electric fire.



#### KITCHEN 13'5" x 8'7"

Recently installed Modern fitted shaker style kitchen in matt green finish. Equipped with a range of high and low level fitted units with contrasting wood effect work surfaces. Integrated oven with four ring hob and overhead extractor fan over. Integrated dishwasher. Colour coded sink unit with drainer bay and mixer tap. Access to understair store. Access to rear yard via PVC double glazed back door. Part tiled walls. Tiled floor.



### FIRST FLOOR

#### LANDING

#### FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, shower cubicle with electric shower over and drench style shower, pedestal wash hand basin and w.c. Access to shelved hot press. Part tiled walls. Tiled floor. Access to roof space.

#### BEDROOM 1 13'11" x 10' 4"

Triple windows to front elevation. Decorative cornicing.

#### BEDROOM 2 10'2" x 9'4"

At widest points.



## SECOND FLOOR

### BEDROOM 3 19'8" x 13'11"

Presently used as studio / home office. Exposed solid wood flooring. Recessed down lighting.

### OUTSIDE

Sheltered rear yard

Access to store with power, light and Oil fired central heating boiler. Plumbed for washing machine.

Outside tap and light.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		58
(39-54) <b>E</b>	34	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



You Talk. We Listen.

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