

48 Springhill Meadows, Ballyclare, BT39 9LD



PRICE Offers Over £289,950

Positioned within an established modern development this attractive double fronted detached family home enjoys a well planned living layout incorporating 4 bedrooms, 2+ receptions, luxury kitchen with separate utility room and master bedroom with en suite. Internally the property is beautifully presented to a turn key style standard throughout. Externally the property is positioned on an extensive private site with a large enclosed mature garden to rear. An early viewing is highly recommended.

> 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**

- **Double Fronted Detached Family Home**
 - **4 Bedrooms/ 2+ Receptions**
- **Highly Regarded Established Development**
 - **Prime Mature Extensive Site**
- **Open Plan Luxury Kitchen/ Living/ Dining Aspect**
 - **Deluxe 4 Piece Family Bathroom**
- **Modern En Suite/ Furnished Cloakroom/ Utility Room**
 - **PVC Double Glazing**
 - **Private Enclosed Mature Garden**
- **Large Driveway for a Number of Vehicles**



ACCOMODATION

GROUND FLOOR

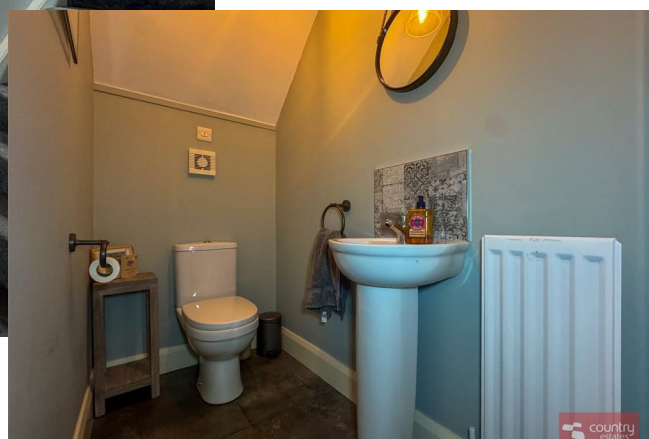
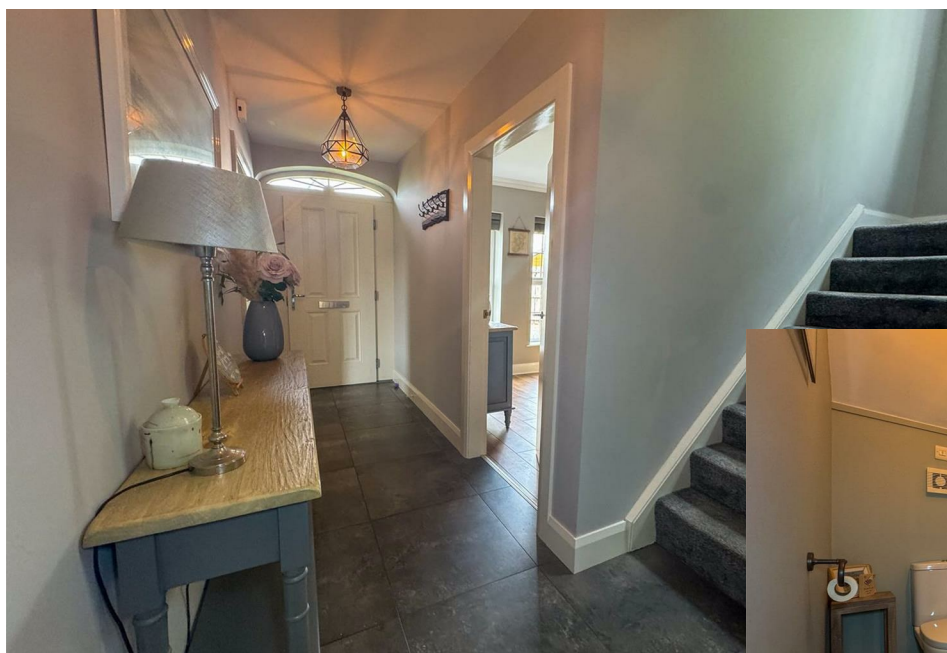
Composite front door into:-

WELL PRESENTED ENTRANCE HALL

Tiled floor.

FURNISHED CLOAKROOM

Comprising button flush w.c. and pedestal wash hand basin with monobloc tap and tiled splashback. Tiled floor.



FAMILY / DINING ROOM 9'6" x 8'9"

Presently used as a home office. Dual window aspect.



LOUNGE 18'6" x 11'4"

At widest points. Inglenook style fireplace with inset cast iron multi fuel stove on slate hearth. Feature Bay window.



DELUXE OPEN PLAN KITCHEN/ LIVING/ DINING ASPECT 21'7" x 10'9"

Into bay window. Equipped with a comprehensive range of high and low level fitted shaker style units in dove grey finish with contrasting quality granite work surfaces. Inlaid stainless steel sink unit with swan neck mixer tap. A host of integrated appliances including electric oven, 4 ring gas hob with overhead extractor fan housed in stainless steel canopy with granite splashback, dishwasher and fridge/ freezer Breakfast bar style return for casual dining. Tiled floor.



UTILITY ROOM 9'7" x 5'6"

Fitted with a range of matching high and low level shaker style units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer. Tiled floor. PVC door to rear.



FIRST FLOOR

SPACIOUS LANDING AREA

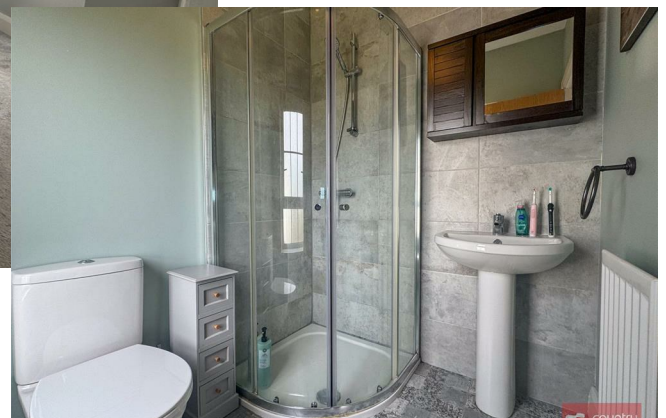
Access to roof space. Floored to centre. Shelved hot press.

BEDROOM 1 15'7" x 10'2"

Into feature bay window. Built in 'His and Hers' fitted wardrobes.

DELUXE EN SUITE

Comprising button flush w.c, pedestal wash hand basin with monobloc tap and quarter rounded shower cubicle with thermostatically controlled shower. Part tiled walls. Tiled floor.



BEDROOM 2 11'0" x 9'6"

At widest points. Dual window aspect. Built in fitted wardrobe. Feature decorative wall panelling.

BEDROOM 3 10'6" x 9'0"

At widest points. Built in fitted wardrobe. Feature decorative wall panelling.



BEDROOM 4 9'1" x 7'8"

Presently used as a dressing room. Built in fitted wardrobe.

DELUXE 4 PIECE FAMILY BATHROOM

Comprising button flush w.c, pedestal wash hand basin with monobloc tap and quarter rounded shower cubicle with thermostatically controlled shower. Part tiled walls. Tiled floor.



OUTSIDE

Neat well maintained garden to front in lawn.


Driveway to side with ample parking for a number of vehicles.

Extensive private enclosed garden to rear in finished in lawn.

Screened by perimeter fence and mature trees with paved walkway and private patio/ terrace area perfect for family BBQ's.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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