

## 3 Brookfield Heights, Ballyclare, BT39 0TS



- Extended Semi Detached
- 3 Bedrooms
- 2+ Receptions
- Open Aspect Extending Over Open Countryside
- Sun Lounge Extension
- Excellent First Time Buy
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Modern White Bathroom
- Private Enclosed Hard Landscaped Garden To Rear
- Extended Detached Garage



**PRICE Offers Over £154,950**

*Positioned on a prime elevated site within a quiet cul de sac enjoying far reaching views over the surrounding countryside. This extended semi detached is an excellent opportunity for a first time buyer to secure a home with a well planned living layout at a realistic price. With 3 bedrooms, 2 receptions plus a sun lounge extension an early viewing is 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

## ACCOMMODATION

Front door into:-

### ENTRANCE HALL

#### LOUNGE 14'3" x 12'9"

Feature stone clad fireplace with full height chimney breast with tiled hearth. Oak effect laminate floor. Views extending towards open countryside.

#### DINING ROOM 9'6" x 9'4"

Oak effect laminate strip flooring. Twin PVC double glazed doors to sun lounge. Open plan through to:-

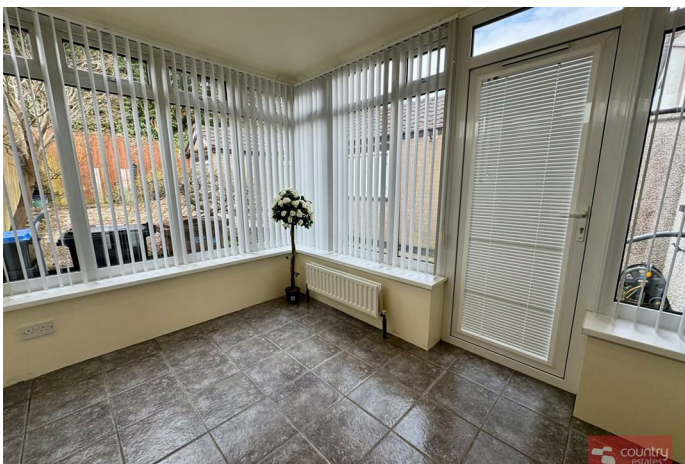


#### KITCHEN 9'8" x 9'4"

Oak effect Kitchen equipped with a comprehensive range of high and low level fitted units. Inlaid single drainer sink unit. Integrated oven with 4 ring hob overhead extractor fan housed in matching canopy. Integrated fridge/freezer. Plumbed for washing machine. Twin glass display cabinet. Fully tiled walls and tiled floor. PVC double glazed door to garden.

#### SUN LOUNGE 11'3" x 7'7"

PVC double glazed door to garden. Tiled floor.



## FIRST FLOOR

#### BEDROOM 1 12'6" x 9'7"

Built in double wardrobe plus range of built in fitted wardrobes with matching three bay fitted drawers.

#### BEDROOM 2 12'6" x 9'7"

Range of fitted bedroom wardrobes and matching drawers with open ended shelving. Far reaching views over countryside.





### **BEDROOM 3 9'3" x 8'6"**

Built in double mirrored sliderobe. Far reaching views over countryside.

### **MODERN FAMILY BATHROOM**

Comprising Beech effect modern vanity unit with wash hand basin, wall push w.c. and large shower enclosure. PVC wall panelling.



### **OUTSIDE**

Neat garden to front stocked with a variety of shrubs.

Driveway to side with ample parking to detached garage.

Private hard landscaped courtyard style garden to rear fully paved screened by perimeter fence and mature trees.

### **DETACHED GARAGE 25'9" x 11'2"**

At Max.


Plus open store area 7'6" X 6'3"



You Talk. We Listen.

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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>		
(39-54) <b>E</b>		
(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.**

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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