

## 57A Clare Heights, Ballyclare, BT39 9HA



- Semi Detached
- Three Bedrooms
- 1+ Reception
- Popular Convenient Location
- Kitchen With Dining Aspect
- Excellent First Time Purchase
- PVC Double Glazing, Doors And Fascias
- Oil Fired Central Heating
- Private Driveway To Side
- Cul De Sac Position/ Open Aspect To Front



You Talk. We Listen.

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**PRICE Offers Over £138,950**

*Positioned in a quiet cul de sac enjoying an open aspect within a well regarded convenient location close to local schools and Ballyclare town centre. This three bedroom semi detached is an excellent property for first time buyers and investors alike. Enjoying a well planned living layout comprising 3 bedrooms, lounge and a kitchen with casual dining aspect an early viewing is advised.*

**> 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

Mahogany effect PVC double glazed front door with leaded glass inset into:-

#### ENTRANCE HALL

With understairs storage cupboard.

#### LOUNGE 10'9" x 13'2"

Attractive marble fireplace with granite inset and matching hearth. Exposed hardwood flooring.

#### KITCHEN / DINING AREA 11'6" x 17'6"

Equipped with a range of high and low level fitted units. Inlaid single drainer stainless steel sink unit with mixer tap. Integrated oven with 4 ring hob. Fixed glass display cabinets. Plumbed for washing machine. Part tiled walls. Part tiled / laminate flooring. Fitted storage cupboard. PVC double glazed door to driveway. Twin french PVC double glazed doors to garden.

### FIRST FLOOR

#### LANDING

With shelved hot press.

#### BEDROOM 1 10'6" x 13'6"

At max. Laminate flooring.

#### BEDROOM 2 11'7" x 10'6"

At max.

#### BEDROOM 3 10'2" x 6'6"

At Max. Laminate flooring. Built in storage cupboard.

#### BATHROOM

Comprising button flush w.c, pedestal wash hand basin with mono block tap and quarter rounded shower cubicle with electric shower unit. PVC panelled walls and ceiling.

### OUTSIDE

Neat garden to front in lawn screened by mature conifer hedging.

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

Private enclosed garden to rear. Hard landscaped for easy maintenance. Screened by perimeter wall and fence.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.**

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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