

## 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



**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.**



T: 028 9318 0002  
Fiona.hannah@themortgageshop.net

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