

8 Victoria Road, Ballyclare, BT39 9JE



- Modern Semi Detached
- 4 Bedrooms
- 2+ Receptions
- Superb Sun Lounge Extension
- Open Plan Modern Gloss Kitchen/ Dining
- Select Modern Development
- Deluxe Four Piece Family Bathroom
- Modern En Suite/ Furnished Cloakroom
- PVC Double Glazing/ Gas Central Heating
- Driveway To Side

PRICE Offers Over £225,000

Positioned within a popular modern development, this spacious 4 bedroom semi detached boasts an open plan modern kitchen with living/ dining aspect and superb sun lounge extension, a deluxe four piece family bathroom and modern en suite. A perfect home for first time buyers searching for a modern home with a high internal specification at a realistic price. 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

Front door into:-

WELL PRESENTED ENTRANCE HALL

Tiled floor extending into cloakroom and kitchen/ dining. Understairs storage cupboard.

FURNISHED CLOAKROOM

Comprising button flush w.c and semi pedestal wash hand basin with tiled accent panel.

LOUNGE 15'3" x 11'8"

Feature imitation fireplace. Walnut effect laminate flooring.



OPEN PLAN KITCHEN WITH LIVING/ DINING ASPECT 18'9" x 10'3"

Equipped with a comprehensive range of high and low level modern fitted units in gloss finish with contrasting wood effect worksurfaces and tiled upstands. Ceramic single drainer stainless steel sink unit with monobloc tap. Integrated appliances including oven with 4 ring gas hob and overhead extractor fan housed in stainless steel canopy, dishwasher and fridge freezer. Open plan into:-

SUN LOUNGE 9'8" x 9'3"

Twin PVC double glazed doors to garden. Dual window aspect.



UTILITY ROOM 7'9" x 6'3"

Fitted with a range of matching gloss units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. External door to driveway.

FIRST FLOOR

BEDROOM 1 11'8" x 11'2"

MODERN EN SUITE

Comprising button flush w.c, semi pedestal wash hand basin with monobloc tap and tiled accent panel. Fully tiled shower enclosure.



BEDROOM 2 10'7" x 10'1"

BEDROOM 3 10'7" x 8'6"



BEDROOM 4 10'4" x 6'8"

At max.

DELUXE FOUR PIECE FAMILY BATHROOM

Comprising panelled bath, semi pedestal wash hand basin with monobloc tap and fully tiled shower enclosure. Half tiled walls.



OUTSIDE


Neat enclosed garden to front.

Driveway to side with ample parking.

Superb private hard landscaped garden to rear screened by perimeter fence.

Finished in artificial grass.



| 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

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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