

21 Lower Rashee Road, Ballyclare, BT39 9JL



- Superb Extended Semi Detached
- 2 Bedrooms
- 1+ Reception
- Far Reaching Views Over Surrounding Countryside
- Extensive Private Mature Site
- Luxurious Shaker Fitted Kitchen
- Open Plan Kitchen/ Living Room/ Dining Layout
- Ground Floor Shower Room/ Deluxe First Floor Bathroom
- Integral Garage With Large Parking Forecourt
- Oil Fired Central Heating



PRICE Offers Over £185,000

Positioned on an extensive mature private site enjoying far reaching views over the surrounding countryside. This superb two bedroom semi detached has been extended and now enjoys a spacious living layout comprising luxury shaker kitchen, ground floor deluxe shower room, luxury family bathroom and integral garage. A high level of interest is expected so 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

GROUND FLOOR

PVC double glazed front door into:-

ENTRANCE HALL

Tiled Floor.

LOUNGE 19'3" x 11'5"

Attractive horseshoe style cast iron fireplace with painted wooden surround and tiled slate effect hearth. Quality laminate plank flooring. Picture window enjoying far reaching views over the surrounding countryside. Understair storage cupboard. Picture rail. Twin French doors into:-



OPEN PLAN KITCHEN WITH LIVING/ DINING ASPECT 16'3" x 13'3"

Equipped with a comprehensive range of high and low level shaker style fitted units with quality granite composite work surfaces and upstands. Bespoke fitted larder cupboard. Old Belfast style sink with flexible hose type mixer tap. A range of integrated appliances including fridge freezer and dishwasher. Space for freestanding range style cooker with smoked glass splashback and overhead extractor fan housed in stainless steel chimney with glass hood. Low voltage lighting. Tiled floor.



INNER HALLWAY

PVC double glazed stable door to front and service door to garage.

MODERN GROUND FLOOR SHOWER ROOM

Comprising button flush w.c, modern vanity unit with monobloc tap and large shower enclosure with electric shower unit. Fully tiled walls and tiled floor.

INTEGRAL GARAGE 16'9" x 10'7"

Roller shutter door. Power and light.

UTILITY AREA 10'6" x 5'7"

Single drainer stainless steel sink unit. Plumbed for washing machine. Oil boiler. Access to rear.

FIRST FLOOR

BEDROOM 1 11'4" x 10'3"

Walk in wardrobe. Laminate plank flooring. Far reaching views over surrounding countryside.

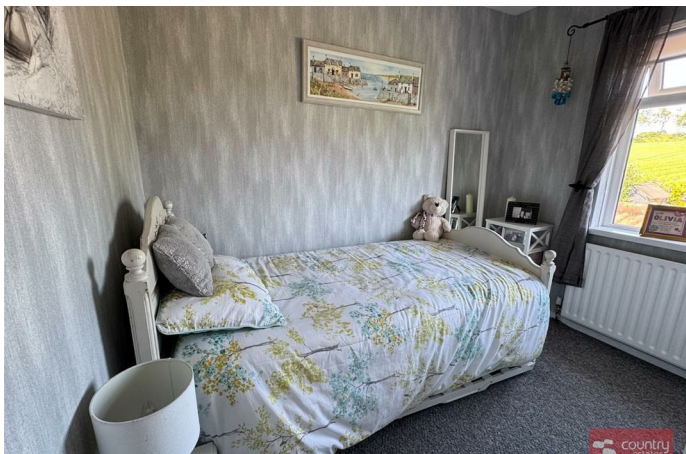


BEDROOM 2 8'9" x 8'7"

Views over garden and countryside.

LUXURY FAMILY BATHROOM

Comprising button flush w.c, modern vanity unit with monobloc tap and panelled bath with handheld shower attachment. Half tiled walls in metro brick. Windsor pattern tiled floor.



OUTSIDE

Large well maintained garden to front laid in lawn and screened with a variety of shrubs.


Extensive driveway with ample parking facilities leading to garage.

Large private garden to rear in lawn screened by conifer hedging.

Raised sun deck perfect for family barbeques. Fixed summer house 16' x 10" approx.





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.



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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