

## 15 Springfields, Kells, BT42 3FJ



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Open Plan Kitchen/ Living/ Dining Layout
- Deluxe Shaker Style Fitted Kitchen
- Modern Four Piece Family Bathroom
- Modern En Suite Shower Room
- PVC Double Glazing
- Gas Heating
- Popular Modern Development

**PRICE Offers Over £175,000**

*Positioned within a popular modern development in Kells village. This well presented 3 bedroom semi detached is a perfect property for first time buyers. Boasting a fully fitted shaker style kitchen, furnished cloakroom, modern four piece family bathroom and modern ensuite. Externally the property enjoys a private enclosed garden and an unspoilt open aspect.*

**> 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:-

#### ENTRANCE HALL

Tiled floor.

#### LOUNGE 14'7" x 14'3"

Open aspect to front.



#### MODERN SHAKER STYLE FITTED KITCHEN 17'6" x 15'8"

Equipped with a comprehensive range of high and low level shaker style fitted units in contrasting colours. Inlaid single drainer stainless steel sink unit with swan neck mixer tap. A host of integrated appliances including fridge/freezer, dishwasher, washing machine, under oven and four ring hob. Overhead extractor fan housed in stainless steel canopy. Fixed breakfast bar return for casual dining. Part tiled walls in metro brick tile. Tile floor. Twin PVC double glazed doors with full height double glazed side screens.



#### FURNISHED CLOAKROOM

Comprising button flush w.c and pedestal wash hand basin with monobloc tap.

### FIRST FLOOR

#### BEDROOM 1 14'3" x 11'7"

At max . Enjoying open aspect to front.

#### MODERN EN SUITE

Comprising semi pedestal wash hand basin with monobloc tap and tiled splashback, button flush w.c and large fully tiled shower enclosure with drench style shower and handheld shower attachment. Tiled floor.





**BEDROOM 2 8'9" x 10'11"**

**BEDROOM 3 8'9" x 7'3"**

Feature painted panelled accent wall.

### **MODERN FOUR PIECE FAMILY BATHROOM**

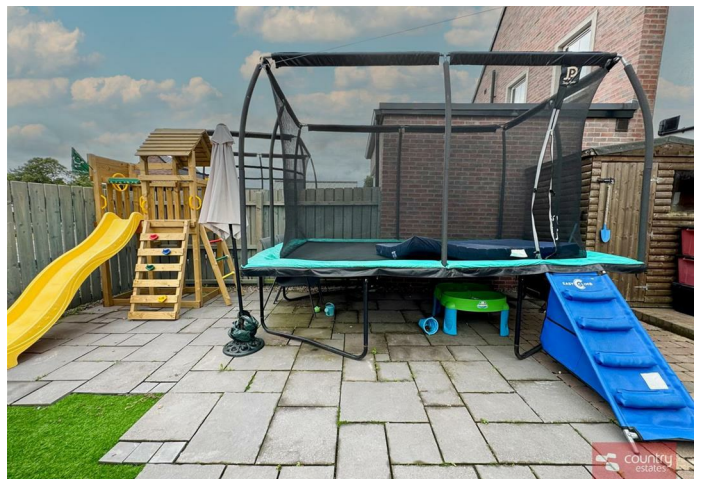
Comprising button flush w.c, semi pedestal wash basin with tiled accent panel and monobloc tap, bath with tiled splashback and fully tiled shower enclosure with drench style shower and hand held shower attachment.

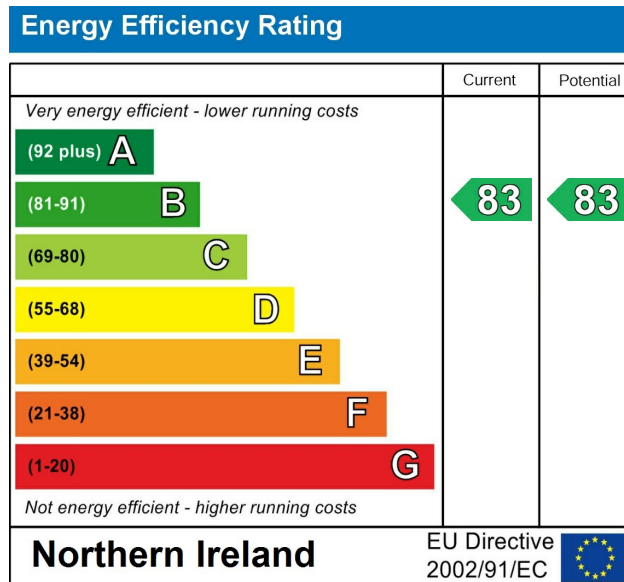


### **OUTSIDE**

Outside private parking forecourt to front finished in pink stones.

Private enclosed garden to rear screened by perimeter fence with hard landscaped area and part artificial grass.





**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.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.