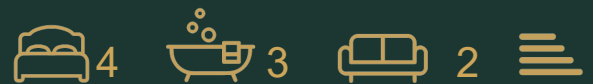


FOR SALE

27 Gateside Drive

Ballyclare, BT39 9GJ



Offers over £260,000





Welcome to 27 Gateside Drive, Ballyclare – a spacious and versatile four-bedroom family home situated in a highly sought-after area. Perfectly positioned within the catchment of some of the region’s leading schools, this property offers outstanding potential for growing families. Inside, you’ll find two generous reception rooms, a modern open-plan kitchen and dining area, a convenient downstairs W/C, and a bright white family bathroom suite. The master bedroom benefits from a private ensuite, adding a touch of luxury. Outside, the home boasts a detached single garage, an enclosed rear garden ideal for children or entertaining, and a neatly maintained front garden with a large driveway for off-street parking. This is a fantastic opportunity to secure a well-located home with plenty of room to make your own.

**HALLWAY** 14'9" x 7'9" (4.521 x 2.374 )  
Front door with glazed side panels. Tiled flooring. Cornice ceiling. Access to storage.

**LIVING ROOM** 17'9 x 12'5 (5.41m x 3.78m)  
Feature bay fronted window. Feature stovex stove. Ornate surround with mantle. Contrasting insert and hearth. Oak flooring. Cornice ceiling.

**DOWNSTAIRS W/C** 7'5" x 3'10" (2.27 x 1.175)  
White suite comprising low flush W/C. Pedestal wash hand basin with mixer taps. Tiled floor.

**FITTED KITCHEN** 10'9 x 11'11 (3.28m x 3.63m)  
Solid oak finish with range of high and low level units with contrasting formica worktops. Stainless steel 1.5 bowl sink unit with mixer taps and drainer. Integrated double electric oven and grill. Integrated gas hob. Integrated extractor fan. Integrated dishwasher. Space for washing machine. Display lighting. Tiled splash back. Tiled floor.

**DINING ROOM** 10'9 x 11'6 (3.28m x 3.51m)  
Open plan to kitchen. Cornice ceiling, French doors leading to rear garden. Tiled floor.

FIRST FLOOR

**LANDING** 15'5" x 6'11" (4.7 x 2.12 )  
Floored roofspace with light and power accessed by slingsby ladder . Access to storage. Cornice ceiling.

**MASTER BEDROOM** 10'7 x 12'5 (3.23m x 3.78m)

**ENSUITE** 6'9" x 3'9" (2.08 x 1.167 )  
White suite comprising enclosed electric shower. Vanity style sink unit with mixer taps. Low flush W/C. Tiled walls. Tiled floor. Recessed spotlights.

**BEDROOM 2** 11'11" x 10'9 (3.63m x 3.28m)  
Built in wardrobe.

**BEDROOM 3** 7'7 x 11 (2.31m x 3.35m)

**BEDROOM 4** 7'6 x 11'6 (2.29m x 3.51m)

**FAMILY BATHROOM** 7'10" x 5'10" (2.4 x 1.8 )  
White suite comprising bath with over head shower and mixer taps. Vanity style sink unit with mixer taps. Low flush W/C. Heated towel rail. Tiled floor. Tiled walls. Recessed spotlights.

**GARAGE** 18'10" x 11'6" (5.75 x 3.52 )  
Light and power. Roller shutter.

**OUTSIDE**  
Rear enclosed garden with laid in lawn bordered with paving. Outdoor tap. Outdoor lighting.

Front laid in lawn bordered with feature Tobermore paving. Shrubbery. Pebbled driveway.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
Northern Ireland			Northern Ireland		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.