



72 Ballyeaston Road, Ballyclare, BT39 9BP

- Semi Detached Villa
- Lounge; Separate Family/Dining Room
- Deluxe Shower Room; Separate WC
- Generous Sized Private Driveway
- Elevated Rural Views
- Three Well Proportioned Bedrooms
- Fitted Kitchen; Conservatory
- Oil Heating; Double Glazing
- Landscaped Gardens Front And Rear
- Convenient Location;

Offers Over £124,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door. Stairwell to first floor. Access to under stairs store. Glass panelled doors leading to lounge and family room.

LOUNGE 18'6" x 12'0"

Open fire in marble fireplace with matching hearth and granite inset and timber surround. Back boiler link up system (water only). Dual aspect windows.

FAMILY ROOM / DINING ROOM 12'0" x 11'11"

Fitted storage units and twin glass fronted display cabinets. Wood laminate floor covering. Glass panelled door to kitchen. Glass panelled French doors leading to:

CONSERVATORY 12'8" x 11'5"

In PVC double glazed frame with matching French doors to rear garden. Elevated rural views. Wood laminate floor covering. Power, light and double radiator.



KITCHEN 9'4" x 7'11"

Fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Cooker point with extractor hood over. Stainless steel sink unit with draining bay. Space for fridge freezer. Plumbed for automatic washing machine. Fully tiled walls. Hardwood double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to hot press and roof space.

BEDROOM 1 12'0" x 10'1"

Wall to wall fitted wardrobes with mirror panelled sliding door. Separate built in store. Elevated rural views.

BEDROOM 2 11'1" x 8'10"

Wall to wall fitted wardrobes with mirror panelled sliding door. Separate built in store. Elevated rural views.

BEDROOM 3 8'11" x 8'1"

Built in store.

DELUXE SHOWER ROOM

Contemporary, white two piece suite comprising oversized shower enclosure and vanity unit. Thermostat controlled mains shower unit. Towel radiator. Fully panelled walls. Tiled floor.

CLOAKROOM

With white WC. Fully panelled walls. Tiled floor.

EXTERNAL

Low maintenance, landscaped, front garden with decorative stone, tree bark and wide array of plants, trees and shrubbery.

External lighting.

Low maintenance, landscaped, rear garden with paved patio area, decorative stone and range of plants, trees and shrubbery.

Generous sized private driveway to rear finished in gravel.

Double gates allowing vehicular access via Elizabeth Gardens.

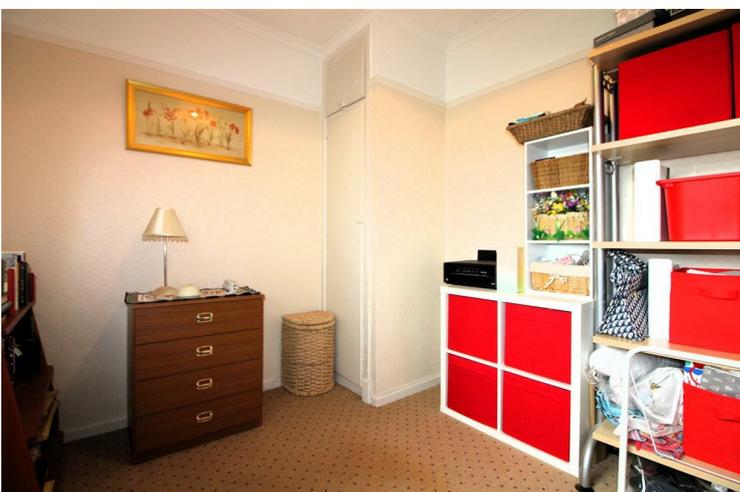
Oil fired central heating boiler.

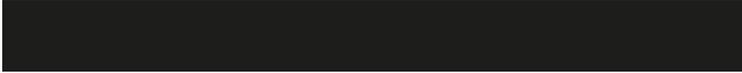
PVC oil storage tank.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Well presented, three bedroom, two reception, semi detached villa with conservatory extension and low maintenance, landscaped gardens front and rear, occupying a prime site enjoying elevated rural views located on the Ballyeaston Road, Ballyclare. The property comprises entrance hall, lounge with open fire (back boiler link up system for water), separate family/dining room, conservatory, fitted kitchen, three well proportioned first floor bedrooms, deluxe shower room with contemporary white two piece suite, and separate cloakroom with WC. Externally the property enjoys generous sized private driveway to rear finished in gravel, double gates allowing vehicular access via Elizabeth Gardens, and low maintenance, landscaped gardens front and rear. Other attributes include oil fired central heating and double glazing. Early viewing is highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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