



8 Merion Park, Ballyclare, BT39 9XD

- Detached Family Sized Home
- Kitchen With Informal Dining Area
- Family Bathroom
- Private Driveway
- Mature, Private Gardens
- Five Bedroom; Three+ Reception
- Utility Room; Furnished Cloakroom
- Oil Heating; Double Glazing
- Integral Garage
- Well Sought After, Convenient Location

Offers Over £285,000

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door with matching side screens. Tiled floor. Stairwell to first floor. Access to cloakroom. Glass panelled French doors leading to lounge and dining room. Glass panelled door leading to kitchen.

FURNISHED CLOAKROOM

Two piece suite comprising wash hand basin and WC. Half tiling to walls. Tiled floor.

LOUNGE 18'0" x 16'3" (wps)

Bay window to front elevation. Gas fire in cast iron fireplace with tiled inset, contrasting tiled hearth and timber surround.

DINING ROOM 12'9" x 10'10"

Aluminium framed, sliding patio door to rear garden.

STUDY 14'0" 8'9"



KITCHEN WITH INFORMAL DINING AREA 17'8" x 10'10"

Fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven and under counter fridge. Glass fronted display cabinets. Splashback tiling to walls. Tiled floor. Glass panelled door leading to:

UTILITY ROOM 10'10" x 8'9"

Range of low level fitted storage units with contrasting granite effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for additional, under counter appliances. Splashback tiling to sink. Tiled floor. Access to integral garage. Glass panelled door accessing rear garden.

BEDROOM 5 11'8" x 10'10"

BEDROOM 4 11'2" x 10'11"

BEDROOM 3 11'2" x 10'11"

FULLY TILED BATHROOM

Four piece suite comprising tile encased bath, separate shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit.

FIRST FLOOR

LANDING

Access to walk in store with access to roof space via slingsby style ladder.

PRINCIPAL BEDROOM 17'1" x 16'4"

Access to under eaves storage.

EN SUITE SHOWER ROOM

Three piece suite comprising shower tray, vanity unit and WC. Plumbed for shower.

BEDROOM 2 16'11" x 13'9"

Access to under eaves storage.

EXTERNAL

Double gates leading to generous sized private driveway area finished in stone.

Front garden finished lawn, mature trees and shrubs.

External lighting.

Fully enclosed private rear garden finished in lawn, paved patio area and range of plants, trees and shrubbery.

Outside tap.





INTEGRAL GARAGE 22'5" x 11'10"

Up and over door. Separate service door to utility room. Power, light and oil fired central heating boiler.

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, five bedroom/three+ reception, family sized detached home, with integral garage, situated within the well sought after Merion/Rathmena area, off Rashee Road, Ballyclare.

The property comprises entrance hall, furnished cloakroom, bay fronted lounge, dining room, study, kitchen with informal dining area, utility room, five well-proportioned bedrooms, to include principal en suite, and family bathroom, with four piece suite.

Externally, the property enjoys private driveway, integral garage, and mature site with private gardens front and rear.

Other attributes include oil heating, double glazing and convenient location.

Early viewing 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		57
(39-54) E	44	
(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 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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