

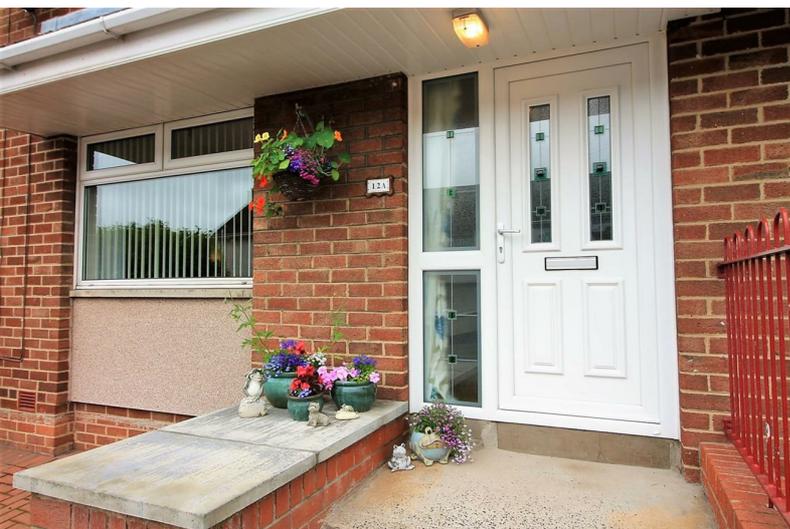


12a Ollardale Park, Ballyclare, BT39 9EG

- Mid Terrace
- Lounge; Focal Point Fireplace
- Deluxe Shower Room
- Private Driveway
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £84,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen.
Wood laminate floor covering. Stairwell to first floor.

LOUNGE 13'8" x 12'0"

Focal point electric fireplace. Picture window to front elevation.
Wood laminate floor covering.



KITCHEN WITH INFORMAL DINING AREA. 13'9" x 10'2"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen induction hob with stainless steel extractor hood over. Integrated double oven. Space for fridge freezer. Plumbed for automatic washing machine. Space for tumble dryer. Splash back tiling to walls.

REAR HALL

Access to under stairs store. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to hot press and roof space.

BEDROOM 1 widest points

Built in wardrobe.

BEDROOM 2 widest points

Built in wardrobe.

BEDROOM 3 widest points

Built in wardrobe.

DELUXE SHOWER ROOM

Contemporary white three piece suite comprising oversized panelled shower, vanity unit and WC. Electric shower. Fully panelled walls. Tiled floor.

EXTERNAL

Private driveway finished in brick pavior.

Tiled entrance porch.

PVC soffits and fascia.

Fully enclosed rear garden finished mainly in lawn.

Store with oil fired central heating boiler.

PVC oil storage tank.

External lighting.

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.





Immaculately presented, three bedroom, mid terrace property with private driveway and fully enclosed rear garden, conveniently located within the Ollardale area of Ballyclare. The property comprises entrance hall, lounge with focal point electric fireplace, modern fitted kitchen with informal dining area, rear hall, three well proportioned first floor bedrooms, and deluxe shower room with contemporary, white three piece suite. Externally the property enjoys private driveway finished in brick pavior, and fully enclosed rear garden finished mainly in lawn. Other attributes include oil fired central heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment alike. 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		61	71
(39-54) E			
(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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