



4 Cloughan View Drive, Ballyclare, BT39 8AA

- Recently Constructed, Semi Detached Home
- Lounge
- Sun Porch
- Furnished Cloakroom
- Generous Sized Private Driveway
- Four Bedroom; En Suite
- Kitchen Through Dining Room
- Deluxe Bathroom
- Gas Heating; Solar; PVC Double Glazing
- Fully Enclosed Rear Garden

Offers Over £239,950

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite front door with PVC double glazed fanlight over. Tiled floor. Stairwell to first floor. Feature height ceiling continuing throughout ground floor.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising semi pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 16'1" x 12'1"

Focal point fireplace. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM WITH SUN PORCH 19'6" x 18'9" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine worktop. Matching island unit with breakfast bar area. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with glass splashback and stainless steel extractor hood over. Integrated oven and grill. Integrated fridge freezer, dishwasher and washing machine. Gas fired central heating boiler (housed within matching unit). Upstands to walls to match worktop. Tiled floor. Dual aspect windows. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

PRINCIPAL BEDROOM 12'2" x 10'7" (wps)

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled main shower unit. Splashback tiling to sink. Tiled floor.

BEDROOM 2 12'2" x 11'7" (wps)

BEDROOM 3 10'7" x 8'6"

BEDROOM 4 10'0" x 8'4" (wps)

DELUXE BATHROOM

Contemporary, white four piece suite comprising panelled bath, separate fully tiled shower enclosure, floating vanity unit and WC. Electric shower. Chrome towel radiator. Splashback tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway finished in tarmac.

Front garden finished in lawn and brick pavior.

External lighting.

PVC fascia.

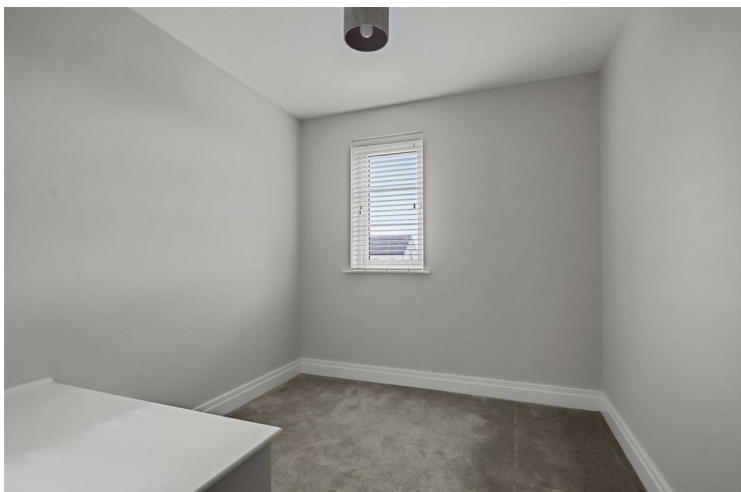
Seamless aluminium guttering.

Fully enclosed rear garden finished in lawn and brick pavior patio area.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no





guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



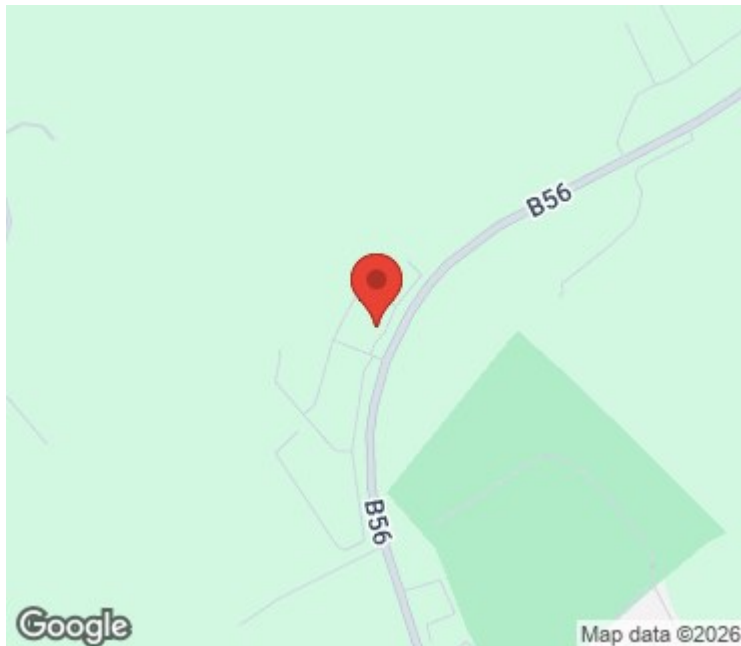
Immaculately presented, spacious, four bedroom semi detached home with sun porch, situated within the recently constructed, Cloughan View development, Jubilee Road, Ballyclare.

The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room with sun porch, four bedrooms, to include principal bedroom, and separate deluxe family bathroom.

Externally, the property enjoys generous sized private driveway and fully enclosed rear garden, finished in lawn and brick pavior patio area.

Other attributes include gas heating, owned solar panels, and PVC double glazing.

Early interest recommended.



Energy Efficiency Rating

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

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