



175A Hillhead Road, Ballyclare, BT39 9LW

- Detached Family Home
- Luxury Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Integral Garage
- Rural Views

- Four Bedroom/Two+ Reception
- Deluxe Bathroom
- Private Driveway
- Gardens Front and Rear
- Convenient Location

Offers Over £294,950

EPC Rating E



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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 13'10" x 11'2"

Inglenook style recess with focal point, cast iron wood burning stove on slate hearth. Wood laminate floor covering. Picture window to front elevation.

DINING ROOM 18'6" x 9'4" (wps)

Bay window to front elevation. Wood laminate floor covering.



KITCHEN 17'2" x 11'9" (wps)

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting solid quartz worktop. Ceramic Belfast sink. Space for range style oven with solid quartz splashback and extractor hood over. Integrated fridge freezer and dishwasher. Plumbed and space for washing machine. Solid quartz upstands to walls. Wood laminate floor covering. PVC double glazed door leading to rear garden.

BEDROOM 4 11'11" x 10'7"

Built in double wardrobe. Wood laminate floor covering.

BEDROOM 3 11'10" x 9'7"

Built in double wardrobe. Wood laminate floor covering.

DELUXE BATHROOM

Contemporary, four piece suite comprising freestanding bath, separate fully tiled shower area, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Half tiling to walls. Chrome towel radiator. Tiled floor. Access to shelved store.

FIRST FLOOR

LANDING

Access to walk in store.

BEDROOM 1 18'4" x 9'10" (wps)

Wall to wall fitted wardrobes. Rural view to rear.

BEDROOM 2 9'9" x 9'6"

Built in double wardrobe. Rural view to rear.

EXTERNAL

Private driveway finished in tarmac.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Front garden finished in lawn and mature trees.

Fully enclosed rear garden finished in lawn, paved patio area, decorative stone and separate enclosed service area finished in stone.

Outside tap.

PVC oil storage tank.

ATTACHED GARAGE 27'1" x 10'0"

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

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.

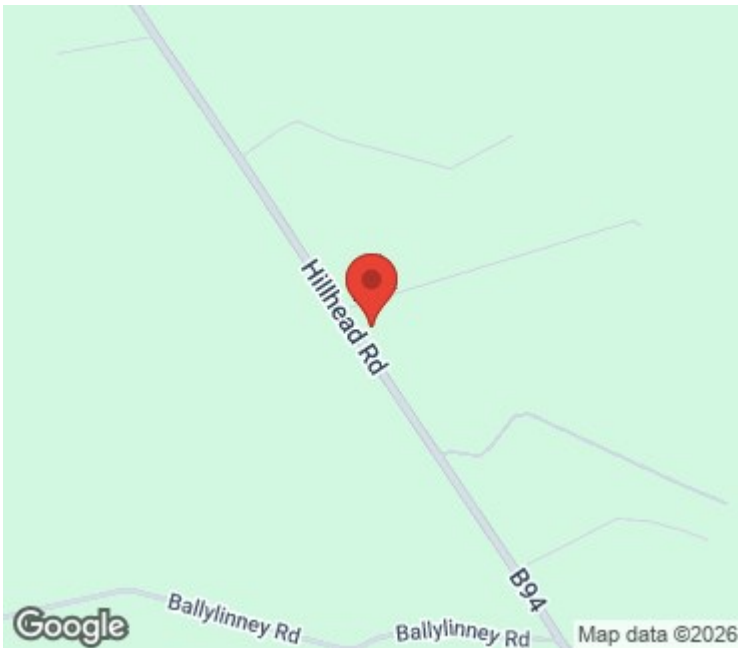
Well presented, four bedroom/two+ reception, detached, family home, conveniently positioned on the periphery of Ballyclare town.

The property comprises entrance hall, lounge, dining room, separate luxury fitted kitchen, four well-proportioned bedrooms, and deluxe family bathroom.

Externally, the property enjoys private driveway, integral garage, and gardens front and rear, finished mainly in lawn and paved patio area.

Other attributes include oil heating, PVC double glazing, and rural views.

Early interest recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	66
(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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