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4 Readers Crescent, Ballyclare, BT39 9BD

- Semi Detached Villa
- Lounge; Separate Sun Lounge
- Deluxe Bathroom With Three Piece Suite
- Furnished Cloakroom
- Gardens Front And Rear; Views Over Landscaped Green
- Four Bedrooms; Two With En Suite
- Kitchen Through Dining Room
- Gas Heating; Double Glazing
- Generous Sized Private Driveway
- Convenient Location; Immaculately Presented

Offers Over £229,950

EPC Rating B





4 Readers Crescent, Ballyclare, BT39 9BD





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door with hardwood double glazed fan light over. Tiled floor. Feature height ceiling, continuing throughout. Stairwell to first floor.

FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Splash back tiling to sink. Tiled floor.

LOUNGE 16'10" x 10'10"

Open fire in cast iron fireplace with tiled hearth and contrasting surround. Dual aspect windows, with twin windows to front elevation enjoying views towards landscaped communal green.







KITCHEN THROUGH DINING ROOM 18'4" x 10'6"

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with glass splash back and stainless steel extractor hood over. Comprehensive range of integrated appliances comprising oven, microwave oven, fridge freezer, washing machine, tumble dryer and dishwasher. Gas fired central heating boiler (housed within matching unit). Glass splash back to sink. Tiled floor. Open arch leading to:

SUN LOUNGE 12'11" x 10'2"

Tiled floor. PVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Access to shelved store. Stairwell to second floor.

PRINCIPAL BEDROOM 11'9" x 10'11" (wps)

Views over landscaped communal green.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splash back tiling to sink. Chrome towel radiator. Tiled floor.

BEDROOM 3 10'9" x 10'6"

BEDROOM 4 10'6" x 7'2"

DELUXE BATHROOM

Contemporary, white three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Glass shower screen over bath. Part tiled walls with recessed mirror over sink. Chrome towel radiator. Tiled floor.

SECOND FLOOR

LANDING

Informal study area. Access to under eaves storage.

GUEST SUITE 14'11" x 13'8"

Dual aspect windows, with window to front elevation enjoying views over landscaped communal green. Access to under eaves storage and roof space.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splash back tiling to sink. Tiled floor. Chrome towel radiator.

EXTERNAL

Generous sized private driveway finished in tarmac.
Front garden finished in lawn.
External lighting.
Fully enclosed rear garden finished in lawn, paved patio area and range of plants, trees and shrubbery.
Outside tap.





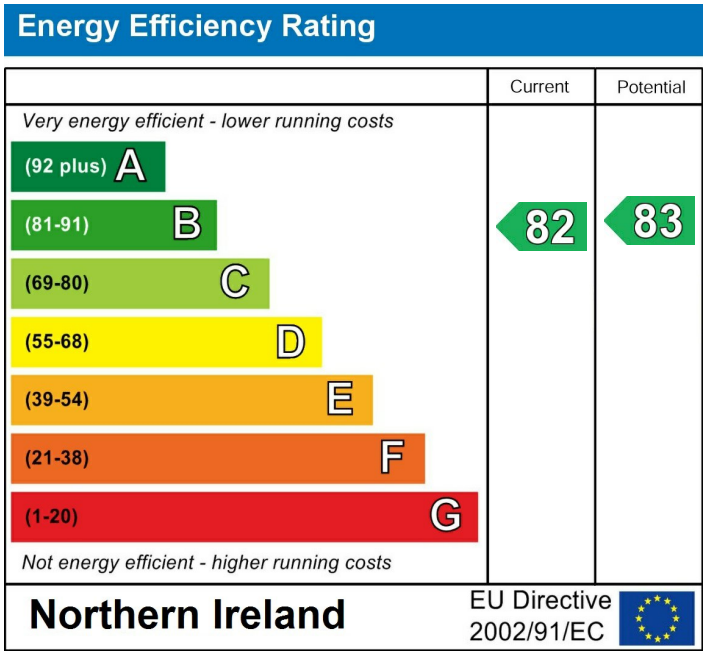
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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, spacious, four bedroom / two reception, semi detached villa with generous sized private driveway and fully enclosed rear garden, located within the popular Readers Park development, Ballyclare, in close proximity to local amenities, schools, public transport routes and main commuter networks. The property comprises entrance hall, furnished cloakroom, lounge with open fire, kitchen through dining room with modern fitted kitchen and open arch leading to sun lounge, four well proportioned bedrooms, to include principal and guest bedroom with deluxe en suite shower room, and deluxe bathroom with white three piece suite. Externally the property enjoys generous sized private driveway finished in tarmac, front garden finished in lawn, and fully enclosed rear garden finished in lawn, paved patio area and range of plants, trees and shrubbery. Other attributes include gas fired central heating, PVC double glazing, feature height ceilings throughout, and views over landscaped communal green. Early viewing highly recommended to avoid disappointment.





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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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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