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8 Clare Heights, Ballyclare, BT39 9HA

- Detached Bungalow
- Lounge Through Dining Room
- Bathroom With Four Piece Suite
- Conservatory; Furnished Cloakroom
- Matching Detached Garage
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; Double Glazing
- Generous Sized Private Driveway
- Gardens Front, Side And Rear

Offers Over £149,950

EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Timber tongue and groove half panelling to walls.

LOUNGE THROUGH DINING ROOM 24'1" x 12'0"

Open fire in marble fireplace with matching hearth and carved timber surround. Wood laminate floor covering. PVC double glazed French doors leading to:



CONSERVATORY 16'6" x 13'1"

In PVC double glazed frame with matching French doors to rear garden.

KITCHEN WITH INFORMAL DINING AREA 15'9" x 9'1"

Modern fitted kitchen with comprehensive range of high and low level storage units with contrasting melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with glass splash back and extractor hood over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine and dishwasher. Integrated under counter fridge. Glass fronted display cabinets. Fully tiled walls. Access to shelved larder unit and store. Access to hot press.

BEDROOM 1 11'11" x 10'8" (wps)



BEDROOM 2 14'0" x 9'3"

BEDROOM 3 8'11" x 8'7"

FULLY TILED BATHROOM

White four piece suite comprising panelled corner bath, separate panelled shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator.

EXTERNAL

Generous sized private driveway area finished in tarmac and stone.
Front garden finished in lawn and paved patio area.
Entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Side and rear gardens finished in lawn, timber deck entertainment area and range of mature shrubs and trees.



MATCHING DETACHED GARAGE 17'2" x 9'3" (approximately)

Up and over door. Separate PVC double glazed service door. Power and light.

BOILER HOUSE

With oil fired central heating boiler.

GARDEN STORE

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



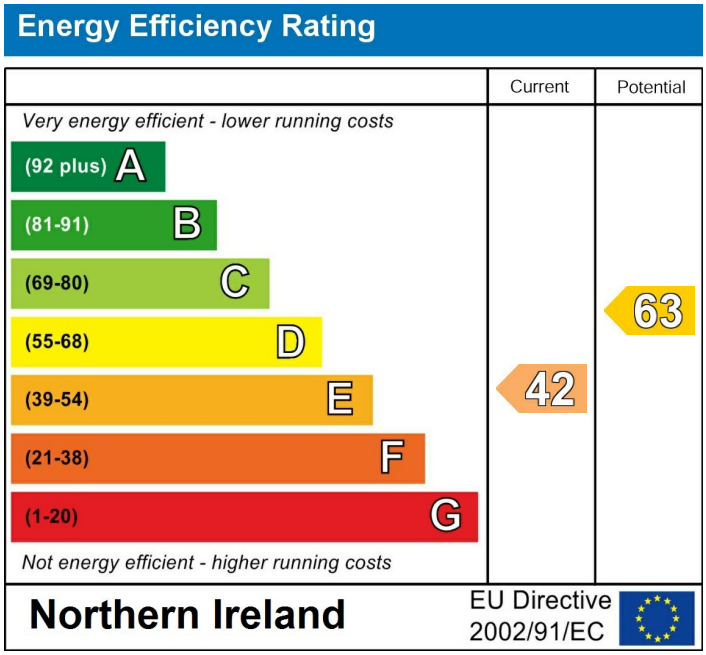


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Well presented, three bedroom, detached bungalow with conservatory extension and matching detached garage, conveniently located within the popular Clare Heights development, Doagh Road, Ballyclare. The property comprises entrance hall, furnished cloakroom, lounge through dining room with open fire, conservatory, modern fitted kitchen with informal dining area, three well proportioned bedrooms, and fully tiled bathroom with four piece suite. Externally the property enjoys generous sized private driveway area finished in tarmac and stone, matching detached garage, front garden finished in lawn and paved patio area, and side and rear gardens finished in lawn, timber deck entertainment area and range of mature shrubs and trees. Other attributes include oil fired central heating and double glazing. 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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