



2 Jubilee Drive, Ballyrobert, Ballyclare, BT39 9LA

- Semi Detached Home
- Lounge; Gas Fire
- Family Bathroom; White Three Piece Suite
- Floored Roof Space
- Fully Enclosed Rear Garden

- Three Bedrooms; Principal En Suite
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Private Double Driveway
- Convenient Location

Offers Over £199,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood double glazed front door with matching twin side panels. Tiled floor. Stairwell to first floor. Access to under stairs store. Oak veneer internal doors.

FURNISHED CLOAKROOM

White two piece suite comprising semi pedestal wash hand basin and W.C. Splash back tiling to sink. Tiled floor.

LOUNGE 15'6 x 12'1

Gas fire in granite fireplace with matching hearth and oak surround. Twin windows to front elevation.



KITCHEN THROUGH DINING ROOM 19'4" x 11'1" (wps)

Modern fitted 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. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven, fridge freezer and washing machine. Splash back tiling to hob area, with upstands elsewhere. Hardwood double glazed back door. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space via slingsby style ladder. Access to shelved hot press with pressurised water cylinder.

PRINCIPAL BEDROOM 11'10" x 11'8"

EN SUITE SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and W.C. Part tiling to walls. Tiled floor.

BEDROOM 2 10'7" x 10'2"

BEDROOM 3 10'2" x 8'10" (wps)

FAMILY BATHROOM

White three piece suite comprising panelled bath/shower with thermostat controlled shower unit (pressurised system) and curved glass shower screen over, semi pedestal wash hand basin and W.C. Part tiling to walls. Tiled floor. Chrome towel radiator.

FLOORED ROOF SPACE 25'7" x 19'3"

Twin velux windows, power, light and wood laminate floor covering.

EXTERNAL

Small front garden finished in lawn.

Private double driveway finished in tarmac.

Fully enclosed rear garden finished in lawn and paved patio area.

Oil fired central heating.

PVC oil storage tank.

Seamless aluminium guttering.

External lighting.

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, three bedroom, semi detached home with floored roof space, private double driveway, and fully enclosed rear garden, conveniently located within the popular Jubilee Drive development, Ballyrobert, Ballyclare.

The property comprises entrance hall, furnished cloakroom, lounge with gas fire, kitchen through dining room, modern fitted kitchen, three well-proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and separate family bathroom with white three piece suite.

Externally, the property enjoys private double driveway, finished in tarmac, and fully enclosed rear garden, finished in lawn and paved patio area.

Other attributes include oil fired central heating and PVC double glazing.

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		76
(55-68) D	66	
(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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