



3 Gateside Avenue, Ballyclare, BT39 9GS

- Detached Family Home
- Lounge; Separate Sun Lounge
- Deluxe Bathroom; Contemporary Suite
- Oil Heating; PVC Double Glazing
- Matching Detached Garage
- Four Bedrooms; Principal En Suite
- Kitchen Through Living/Dining Room
- Furnished Cloakroom
- Generous Sized Private Driveway
- Gardens Front And Rear

Offers Over **£279,950**

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Tiled floor. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

Contemporary, white, two piece comprising pedestal wash hand basin and WC. Tiled floor.

LOUNGE 20'9" x 12'5" (wps)

Box bay window to front elevation. Gas fire in granite fireplace with matching hearth and contrasting surround. Wood laminate floor covering.



**KITCHEN THROUGH LIVING ROOM/DINING ROOM
23'6" x 10'8"**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated double oven, fridge freezer and dishwasher. Upstands to walls to match work surface. Tiled floor. Open arch leading to:

SUN LOUNGE 10'2" x 8'11" (wps)

Tiled floor. PVC double glazed French door leading to rear garden.

FIRST FLOOR

LANDING

Access to hot press.

PRINCIPAL BEDROOM 12'5" x 10'5"

Fitted wardrobes.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Part tiling to walls. Tiled floor. Chrome towel radiator.

BEDROOM 2 11'11" x 10'9"

BEDROOM 3 11'6" x 9'8" (wps)

BEDROOM 4 11'0" x 7'7"

DELUXE BATHROOM

Contemporary, white, three piece suite comprising free standing bath, floating vanity unit and WC. Splashback tiling and illuminated mirror to sink area. Tiled feature wall to bath. Chrome towel radiator. Tiled floor.

EXTERNAL

Generous sized private driveway finished brick paver.

Front garden finished in lawn and range of shrubs and trees.

Tiled entrance canopy/entrance porch.

External lighting.

External power points.

PVC soffits, fascia and rainwater goods.

Low maintenance fully enclosed rear garden finished in paved patio area and decorative stone.

Outside tap.

PVC oil storage tank.

Enclosed service area to side.

MATCHING DETACHED GARAGE 18'1" x 11'1"

To include partitioned utility area to rear. PVC coated roller shutter door.

PVC service door to side. Power, light, plumbed area for automatic washing machine and oil fired central heating boiler.





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.

PLEASE NOTE;

As required under the Estate Agency Act we advise that this property is owned by an employee/director, or relation of an employee/director, of Colin Graham Residential.

Immaculately presented, four bedroom/two+ reception, detached family home, with matching detached garage, situated within the popular Gateside development, off Victoria Road, Ballyclare.

The property comprises entrance hall, furnished cloakroom, bay fronted lounge with gas fire in granite fireplace, kitchen through living/dining room with modern fitted kitchen, open arch leading to sun lounge, four well-proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and separate deluxe family bathroom, with contemporary three piece suite.

Externally, the property enjoys generous sized private driveway area finished in brick pavior, matching detached garage, front garden finished mainly in lawn, and fully enclosed, landscaped rear garden finished in paved patio area, railway sleepers, decorative stone, and range of shrubs and trees.

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		
(55-68) D		
(39-54) E	52	61
(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 and 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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The Telegraph PROPERTY AWARDS 2019

Shortlisted The Negotiator Awards 2018

Shortlisted The Negotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

The Negotiator Awards 2019 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

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