



12 Craighill Drive, Ballyclare, BT39 8AB

- Immaculately Presented Semi D
- Bay-Fronted Lounge; Media Wall
- Modern Fitted Kitchen
- Deluxe Bathroom
- Generous Sized Private Driveway

- Three Bedroom; En Suite
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden; Open Aspect To Rear

Offers Over £239,950

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door. Tiled floor. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising semi pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 16'0" x 11'11" (wps)

Box bay window to front elevation. Media wall with contemporary, glass fronted, electric, focal point fireplace.



KITCHEN THROUGH DINING ROOM 19'6" x 15'3" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting marble effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel splashback and extractor hood over. Integrated oven, fridge freezer and dishwasher. Upstands to walls to match worktop. Gas fired central heating boiler (housed within matching unit). Tiled floor. PVC double glazed French doors leading to rear garden.

UTILITY ROOM 7'6" x 3'7"

Range of fitted storage units with contrasting marble effect melamine worktop. Plumbed and space for washing machine. Space for tumble dryer. Upstands to walls to match worktop. Tiled floor.

FIRST FLOOR

LANDING

Access to shelved store and partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 13'9" x 11'5" (wps)

Built in wardrobe.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising oversized panelled shower enclosure, vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

BEDROOM 2 13'0" x 12'3" (wps)

BEDROOM 3 9'7" x 7'8"

DELUXE BATHROOM

Contemporary, white three piece suite comprising central mounted bath, floating vanity unit and WC. Tiled feature wall. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

EXTERNAL

Generous sized private driveway finished in tarmac.

Front garden finished in lawn.

External lighting.

PVC fascia.

Seamless aluminium guttering.

Fully enclosed rear garden finished in lawn, patio area and hedging.

Open aspect to rear.

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, spacious, semi detached home, occupying a prime site within the recently constructed Craighill Drive development, Ballycorr Road, Ballyclare.

The property comprises entrance hall, furnished cloakroom, lounge with media wall and contemporary focal point fireplace, kitchen through dining room, modern fitted kitchen, utility room, three well-proportioned bedrooms, to include principal en suite, and separate deluxe family bathroom.

Externally, the property enjoys generous sized private driveway, fully enclosed rear garden, and open aspect to rear.

Other attributes include gas heating, PVC double glazing, and comprehensive range of quality upgrades throughout.

Early interest highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(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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