COLIN GRAHAM RESIDENTIAL

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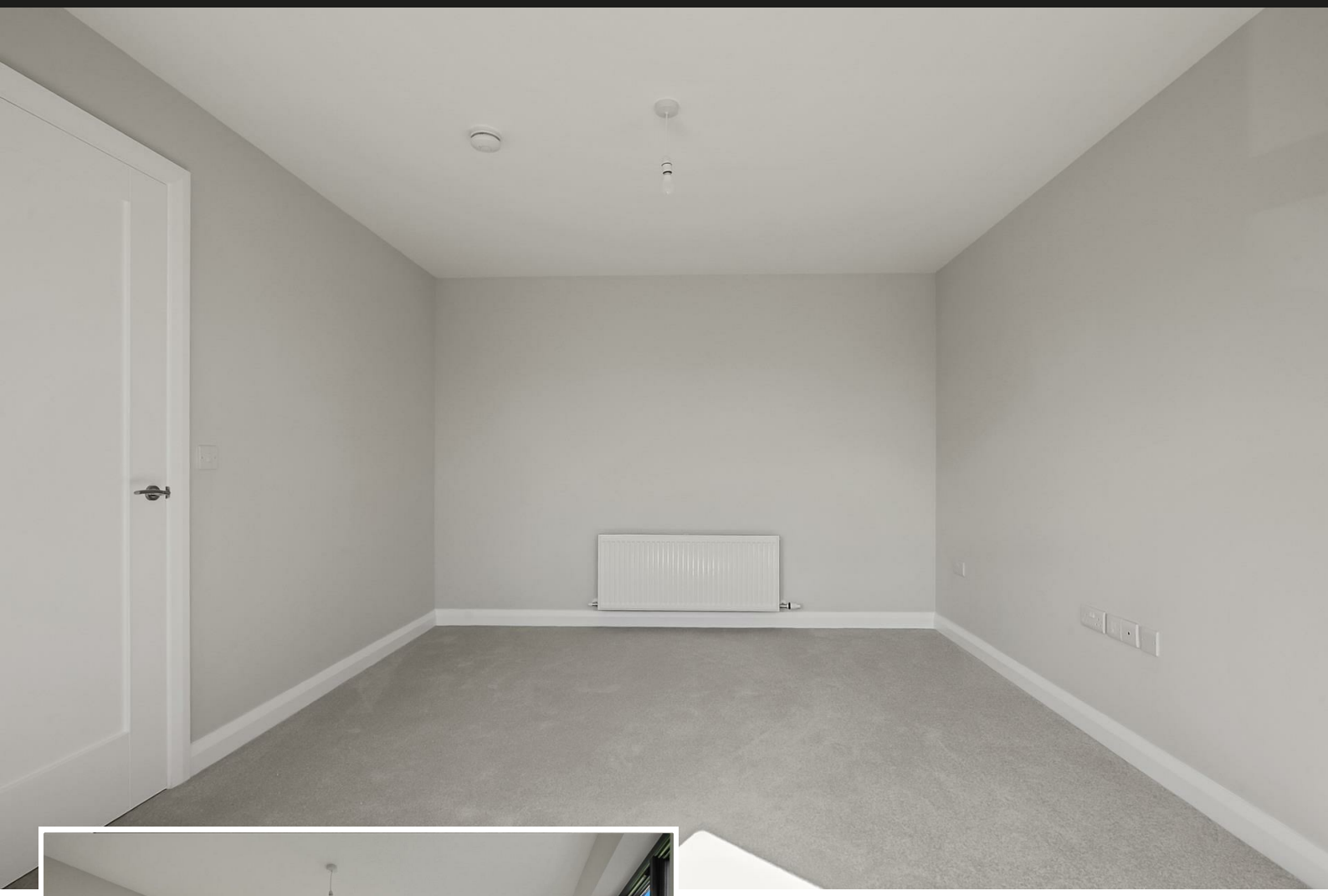
58 Charles Drive, Ballyclare, BT39 9BX

- One of Two, Newly Constructed, Detached Homes
- Bay-Fronted Lounge
- Modern Fitted Kitchen
- Oil Heating; Solar; PVC Double Glazing
- Large, Fully Enclosed Rear Garden
- Three Bedroom; Principal En Suite
- Kitchen Through Dining Room
- Deluxe Bathroom; Furnished Cloakroom
- Generous Sized Private Driveway
- Convenient Location

Offers Over £224,950

EPC Rating

58 Charles Drive, Ballyclare, BT39 9BX



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

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

FURNISHED CLOAKROOM

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

LOUNGE 15'8" x 11'3" (wps)

Bay window to front elevation.

KITCHEN THROUGH DINING ROOM 18'3" x 15'6" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen ceramic hob with extractor hood over. Integrated oven, fridge freezer, dishwasher and washing machine. Upstands to walls to match work surface. Tiled floor. PVC double glazed French door leading to rear garden.

FIRST FLOOR

LANDING

Access to hot press and roof space.

PRINCIPAL BEDROOM 13'4" x 11'3"

DELUXE EN SUITE SHOWER ROOM

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

BEDROOM 2 11'7" x 9'1"

BEDROOM 3 8'10" x 8'3"

DELUXE FAMILY BATHROOM

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Glass shower screen over bath. Chrome towel radiator. Splashback tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway finished in tarmac.
Front garden finished in lawn, paving and decorative stone.
External lighting.
PVC soffits, fascia and rainwater goods.
Generous sized, fully enclosed rear garden finished in lawn, paving and decorative stone.
Outside tap.
Oil fired central heating boiler.
PVC oil storage tank.

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.

CUSTOMER DUE DILIGENCE

`As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

[redacted]

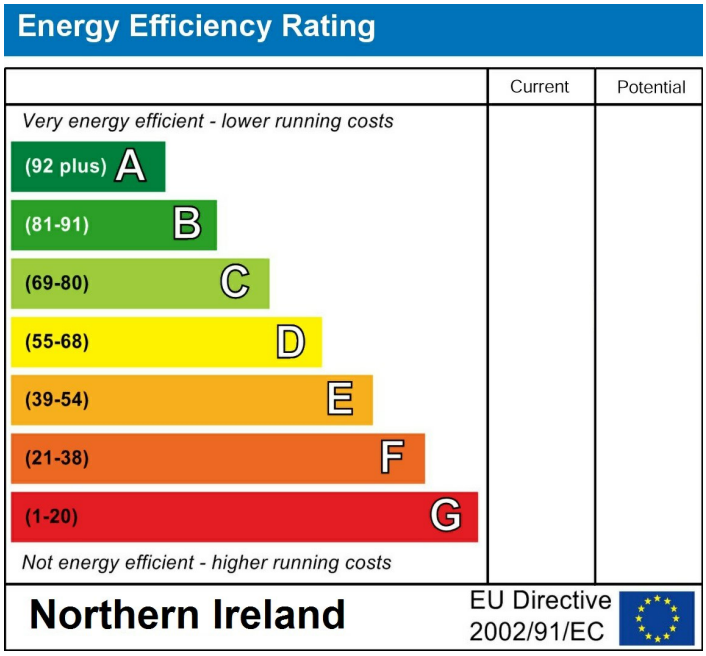
One of only two, newly constructed, energy efficient, detached homes, each with their own private driveway and generous sized rear garden, conveniently positioned off Rashee Road, within walking distance to the shops and amenities of Ballyclare town.

The properties comprises entrance hall, furnished cloakroom, bay-fronted lounge, kitchen through dining room, modern fitted kitchen, three bedrooms, to include principal en suite, and separate deluxe family bathroom.

Externally, the properties enjoy private driveways finished in tarmac, front gardens, and fully enclosed rear gardens, finished mainly in lawn.

Other attributes include oil heating, owned solar panels, and PVC double glazing.

Early interest recommended.



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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