COLIN GRAHAM RESIDENTIAL

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39 Craighill Park, Ballyclare, BT39 9ZN

- Detached Family Home
- Kitchen With Informal Dining Area
- Deluxe Bathroom; En Suite; Furnished Cloakroom
- Private Driveway; Garage
- Elevated Rural Views
- Four Bedroom; Two+ Reception
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Generous Sized Garden Area
- Convenient Location

Offers Over £265,000

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door with PVC double glazed fanlight over. Wood laminate floor covering. Stairwell to first floor. Feature height ceilings continuing throughout remainder of home. Glass panelled French doors to lounge and family room. Glass panelled door to kitchen.

FURNISHED CLOAKROOM

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

LOUNGE 16'5" x 13'2"

Stone clad, inglenook style recess with cast iron, multi fuel burning stove on slate hearth. Timber flooring. Dual aspect windows. PVC double glazed French doors leading to rear garden.

FAMILY ROOM 12'6" x 11'2"

Dual aspect windows. Elevated rural views. Wood laminate floor covering.







KITCHEN THROUGH DINING ROOM 16'4" x 11'9"

Modern fitted kitchen with range of high and low level storage units with contrasting, solid Quartz work surface. Inlaid, stainless steel 1.5 bowl sink unit. Integrated, touch screen, ceramic hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed and space for washing machine. Elevated rural view. Dual aspect windows. PVC double glazed French doors to rear garden. Splashback tiling to walls. Wood laminate floor covering.

FIRST FLOOR

LANDING

Access to roof space and hot press.

PRINCIPAL BEDROOM 14'7" x 12'1" (wps)

Dual aspect windows. Elevated rural views. PVC double glazed French doors leading to Juliet style balcony. Range of fitted wardrobes and storage.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Splashback tiling to sink.

BEDROOM 2 13'2" x 10'5"

PVC double glazed French doors leading to Juliet style balcony. Wood laminate floor covering.

BEDROOM 3 11'8" x 8'5"

Wood laminate floor covering.

BEDROOM 4 11'9" x 7'11"

Wood laminate floor covering. Elevated rural views.

DELUXE BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate, panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Tile effect panelling above bath. Splashback tiling to sink.

EXTERNAL

Generous sized private driveway finished in tarmac.
Front garden finished mainly in lawn.
External lighting.
Car charging point.
Fully enclosed rear garden finished in lawn, paved patio area, raised timber decking, raised beds, vegetable garden and range of plants, trees and shrubbery.

GARAGE 19'6" x 9'11"

PVC coated, roller shutter door. Separate timber service door to rear garden. Power, light 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 and/or CGR Financial.



Immaculately presented, four bedroom/two+ reception, detached family home with garage, occupying a prime site within the popular Craighill Park development, Ballyeaston Road, Ballyclare.

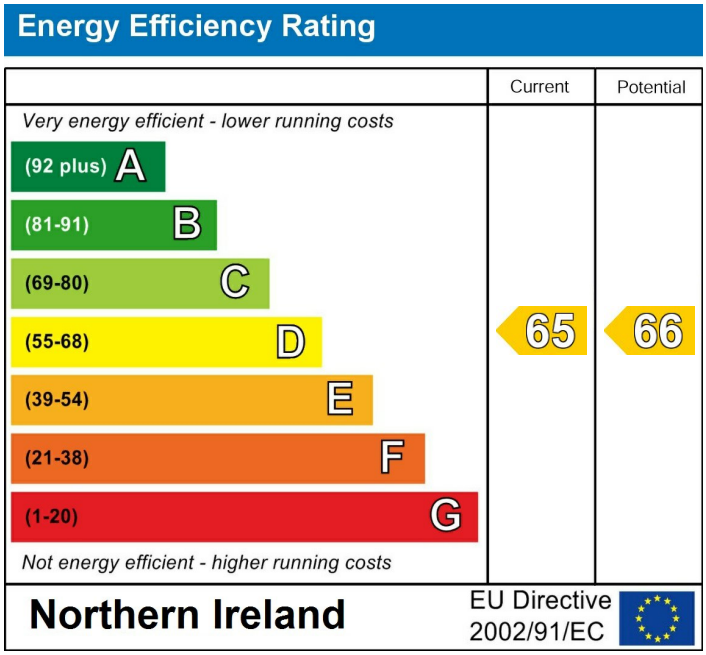
The property comprises entrance hall, furnished cloakroom, lounge, family room, kitchen with informal dining area, four well-proportioned bedrooms, to include principal en suite, and separate deluxe family bathroom.

Externally, the property enjoys generous sized driveway, finished in tarmac, garage, and gardens front, side and rear, finished mainly in lawn and patio area.

Other attributes include oil heating, PVC double glazing, elevated rural views, and convenient location.

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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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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