



4 Clareville Avenue, Ballyclare, BT39 9DN

- Immaculately Presented Terrace Home
- Lounge
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Deluxe Bathroom
- Low Maintenance Gardens
- Ideal First Time Buy/Buy To Let

Offers Over £99,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching fanlight over. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 16'4" x 11'7" (wps)

Picture window to front elevation. Wood laminate floor covering.



KITCHEN WITH INFORMAL DINING AREA 13'2" x 9'5"

Modern fitted, white, high gloss kitchen with range of high and low level storage units with contrasting marble effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven, space for fridge freezer and plumbed and space for washing machine. Splashback tiling to walls.

UTILITY HALL 9'6" x 6'0"

Marble effect melamine work surface. Space for tumble dryer. Splashback tiling to walls. Access to under stairs store. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved store with gas fired central heating boiler. Access to roof space.

BEDROOM 1 13'4" x 12'5" (wps)

Wood laminate floor covering.

BEDROOM 2 11'8" x 8'11"

Wood laminate floor covering. Built in wardrobe/store.

BEDROOM 3 9'8" x 7'3" (wps)

Built in wardrobe/store. Wood laminate floor covering.

DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled mains shower unit. Drench shower head and glass shower screen over bath. Fully panelled walls. Towel radiator. Tile effect flooring.

EXTERNAL

Low maintenance paved front garden.

Entrance canopy.

Low maintenance fully enclosed rear garden finished in paved patio area, brick pavior and timber decking.

Outside tap.

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.





Immaculately presented, three bedroom, mid terrace property, conveniently situated off Grange Drive, Doagh Road, Ballyclare.

The property comprises entrance hall, lounge, kitchen with informal dining area, modern fitted kitchen, rear hall, three well-proportioned first floor bedrooms, and deluxe bathroom with contemporary, white three piece suite.


Externally, the property enjoys low maintenance, enclosed gardens front and rear.

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

Ideal first time buy / buy to let investment alike.

Early viewing strongly recommended to avoid disappointment.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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 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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