COLIN GRAHAM RESIDENTIAL

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4 Cloughan View Drive, Ballyclare, BT39 8AA

- Recently Constructed, Semi Detached Home
- Lounge
- Sun Porch
- Furnished Cloakroom
- Generous Sized Private Driveway
- Four Bedroom; En Suite
- Kitchen Through Dining Room
- Deluxe Bathroom
- Gas Heating; Solar; PVC Double Glazing
- Fully Enclosed Rear Garden

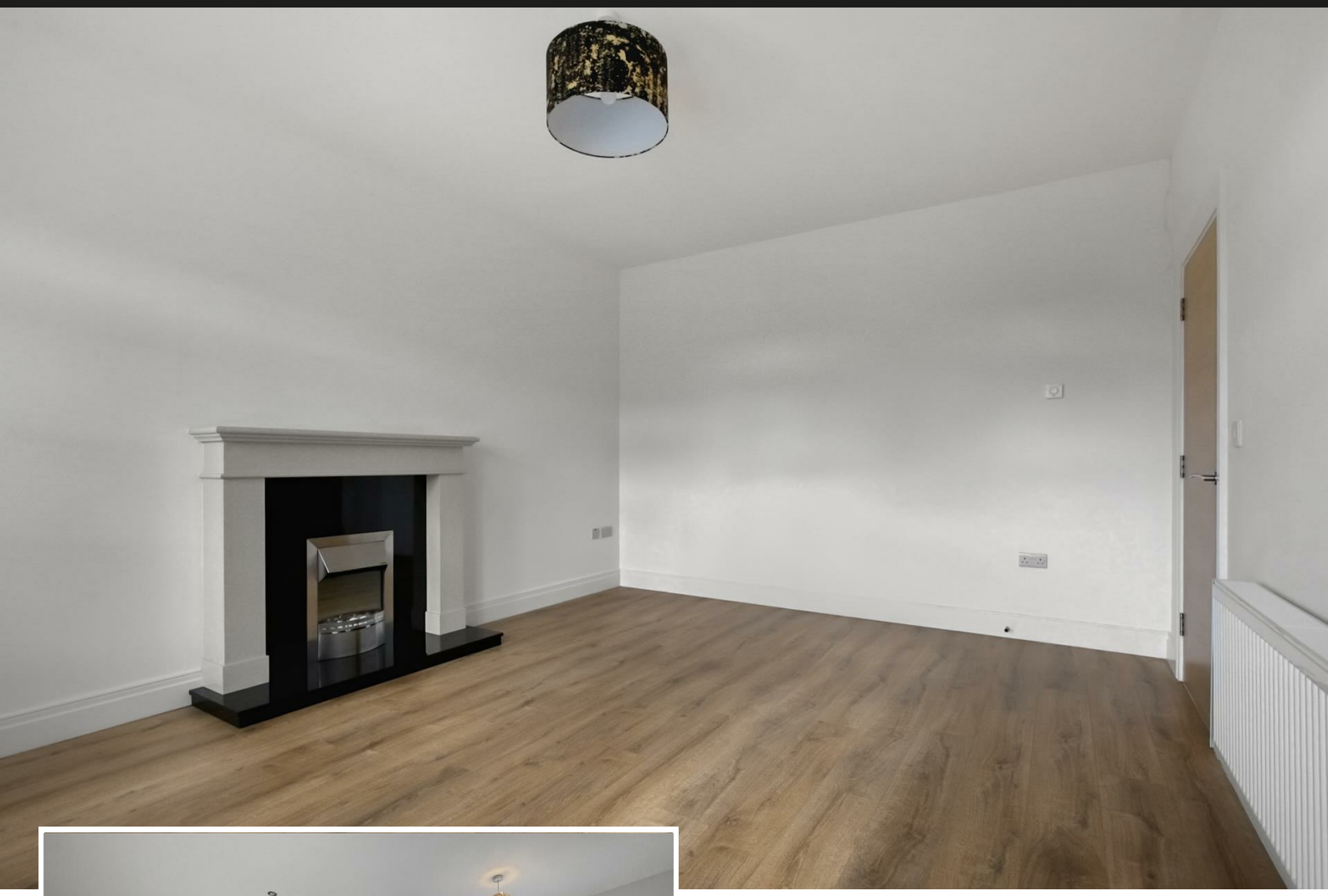
Offers Over £239,950

EPC Rating B





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL
Composite front door with PVC double glazed fanlight over. Tiled floor. Stairwell to first floor. Feature height ceiling continuing throughout ground floor.

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

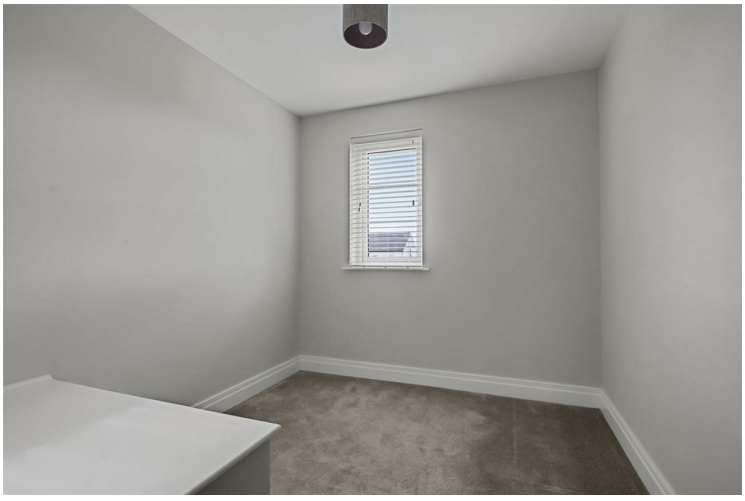
LOUNGE 16'1" x 12'1"
Focal point fireplace. Wood laminate floor covering.

KITCHEN THROUGH DINING ROOM WITH SUN PORCH 19'6" x 18'9" (wps)
Modern fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine worktop. Matching island unit with breakfast bar area. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with glass splashback and stainless steel extractor hood over. Integrated oven and grill. Integrated fridge freezer, dishwasher and washing machine. Gas fired central heating boiler (housed within matching unit). Upstands to walls to match worktop. Tiled floor. Dual aspect windows. PVC double glazed door leading to rear garden.

FIRST FLOOR







LANDING
Access to roof space.

PRINCIPAL BEDROOM 12'2" x 10'7" (wps)

DELUXE EN SUITE SHOWER ROOM
Contemporary, white three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled main shower unit. Splashback tiling to sink. Tiled floor.

BEDROOM 2 12'2" x 11'7" (wps)

BEDROOM 3 10'7" x 8'6"

BEDROOM 4 10'0" x 8'4" (wps)

DELUXE BATHROOM
Contemporary, white four piece suite comprising panelled bath, separate fully tiled shower enclosure, floating vanity unit and WC. Electric shower. Chrome towel radiator. Splashback tiling to walls. Tiled floor.

EXTERNAL
Generous sized private driveway finished in tarmac.
Front garden finished in lawn and brick pavior.
External lighting.
PVC fascia.
Seamless aluminium guttering.
Fully enclosed rear garden finished in lawn and brick pavior patio area.
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.

CUSTOMER DUE DILLIGENCE
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.







Immaculately presented, spacious, four bedroom semi detached home with sun porch, situated within the recently constructed, Cloughan View development, Jubilee Road, Ballyclare.

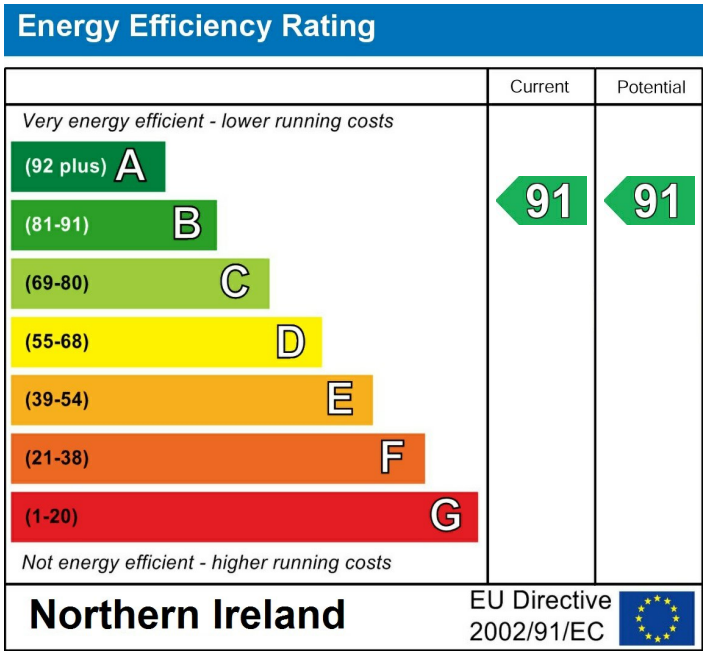
The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room with sun porch, four bedrooms, to include principal bedroom, and separate deluxe family bathroom.

Externally, the property enjoys generous sized private driveway and fully enclosed rear garden, finished in lawn and brick pavior patio area.

Other attributes include gas 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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