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36 Upper Gateside Grove, Ballyclare, County Antrim, BT39 9WN

- Semi Detached Villa
- Lounge; Contemporary Electric Fire
- Deluxe Bathroom With Three Piece Suite
- Furnished Cloakroom
- Fully Enclosed Private Rear Garden
- Three Bedrooms; Principal With En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Private Driveway
- Rural Aspect To Rear

Offers Over £199,950

EPC Rating B





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching double glazed fan light over. Wood strip effect tiled flooring. Stairwell leading to first floor.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising vanity unit and WC. Splash back tiling to wash hand basin. Wood strip effect tiled floor.

LOUNGE 14'7" x 11'1"

Contemporary, wall hung electric fire. Picture window to front elevation.



KITCHEN THROUGH DINING ROOM 17'10" x 12'4"

Luxury fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface with matching upstands. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen induction hob with extractor canopy and glass splash back over. Integrated eye level double oven, Integrated fridge freezer, dishwasher and washing machine. Recessed spotlights. Strip lighting inset under high level units. Wood strip effect tiled floor. PVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Access to roof space. Access to built in store with light and gas fired central heating boiler.

PRINCIPAL BEDROOM 10'11" x 10'9"

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit. Floor to ceiling splash back tiling to wash hand basin. Tiled floor with matching skirting. Recessed spotlights.



BEDROOM 2 12'4" x 9'5"

Rural views to rear.

BEDROOM 3 8'11" x 8'2"

Rural views to rear.

DELUXE BATHROOM 6'9" x 6'2"

Contemporary, white three piece suite comprising tile encased bath, pedestal wash hand basin and WC. Thermostat controlled shower unit, separate mixer tap and glass shower screen over bath. Part tiled walls. Tiled floor. Chrome towel radiator.



EXTERNAL

Private driveway area finished in tarmac.
Front garden finished in lawn.
Fully enclosed, private, rear garden finished in lawn and paved patio area.
Rural aspect to rear.
Screened service area finished in tarmac.
External lighting.
Outside tap





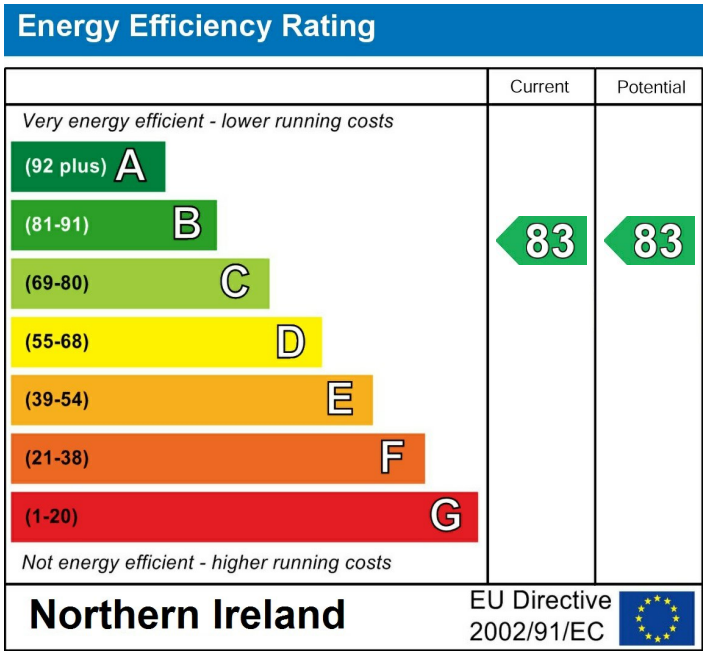
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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, recently constructed, three bedroom semi detached villa with private driveway and fully enclosed, private rear garden, occupying a prime site enjoying rural aspects to rear, located within the well sought after Upper Gateside Grove development, situated off Victoria Road, Ballyclare. The property comprises entrance hall, furnished cloakroom, spacious lounge with contemporary, wall hung electric fire, kitchen through dining room with luxury fitted kitchen and range of integrated appliances, three well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe bathroom with contemporary, white three piece suite. Externally the property enjoys private driveway area finished in tarmac, front garden finished in lawn, screened service area finished in tarmac, and fully enclosed, private, rear garden finished in lawn and paved patio area. Other attributes include gas fired central heating, PVC double glazing 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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