COLIN GRAHAM RESIDENTIAL

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21 Merion Park, Ballyclare, BT39 9XD

- Semi Detached Villa
- Lounge; Open Arch To Dining Room
- Family Bathroom With Three Piece Suite
- Utility Room; Furnished Cloakroom
- Fully Enclosed Landscaped Rear Garden
- Three Bedrooms; Principal With En Suite
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Convenient Location

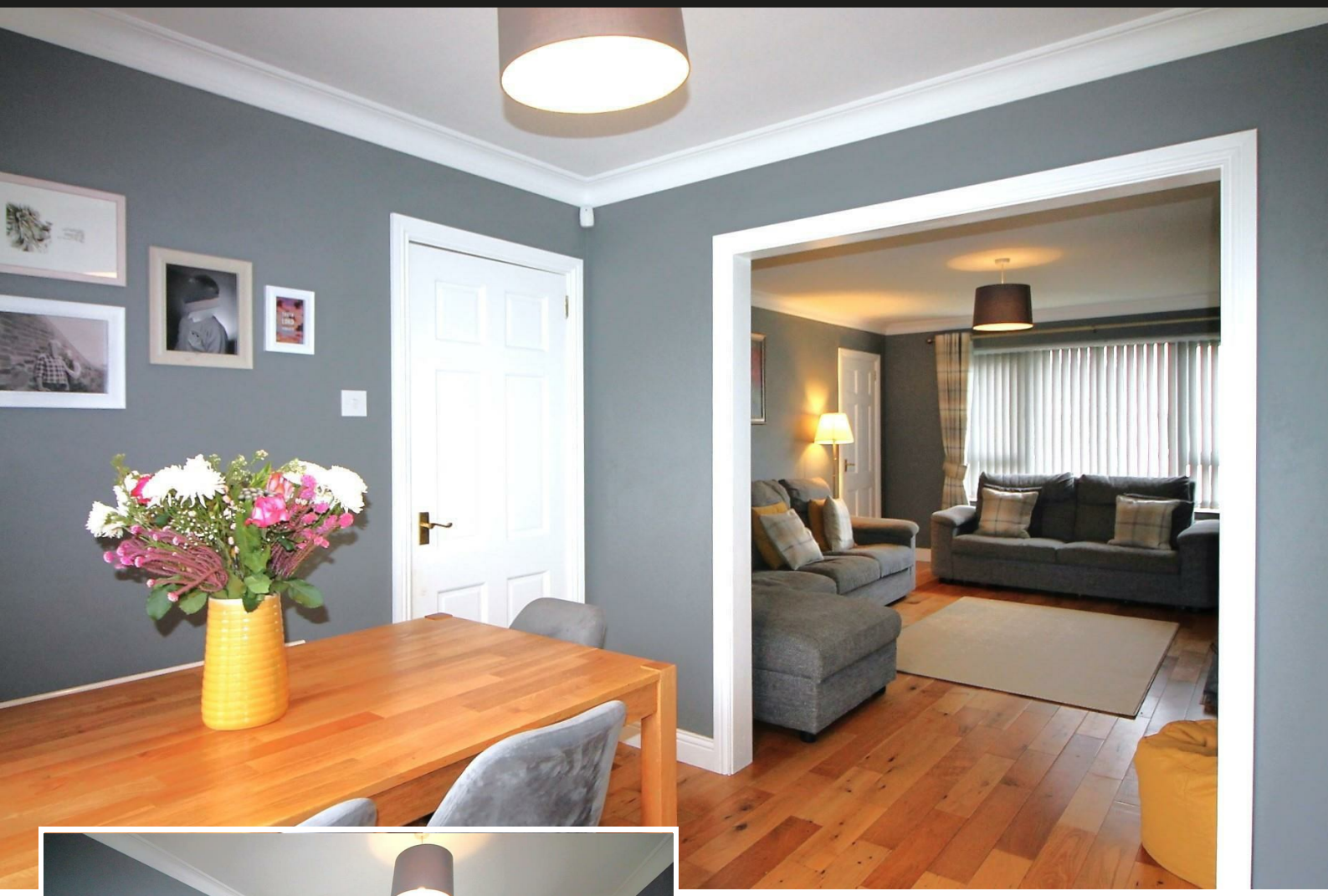
Offers Over £159,950

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door with matching side screen. Engineered timber flooring, continuing through furnished cloakroom, lounge and dining room. Access to store. Stairwell to first floor.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to sink. Towel radiator.

LOUNGE 16'10" x 12'7"

Glass fronted, cast iron, multi fuel burning stove in slate fireplace, with matching hearth and timber surround. Picture window to front elevation. Open arch leading to:







DINING ROOM 9'11" x 9'8"

Aluminium framed, double glazed, sliding patio door to rear garden.

KITCHEN 11'10" x 9'9"

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 ceramic hob with stainless steel extractor hood over. Integrated double oven and dishwasher. Twin glass fronted display cabinets. Built in wine rack. Splash back tiling to walls. Tiled floor.

UTILITY ROOM 9'2" x 5'10"

Plumbed for automatic washing machine. Tiled floor. Hardwood double glazed door to driveway.

FIRST FLOOR

LANDING

Access to hot press and roof space.

PRINCIPAL BEDROOM 13'2" x 10'11" (wps)

EN SUITE SHOWER ROOM

White two piece suite comprising tiled shower enclosure and pedestal wash hand basin. Electric shower. Splash back tiling to sink.

BEDROOM 2 13'6" x 12'7"

BEDROOM 3 13'5" x 9'2" (wps)

Wood laminate floor covering. Built in wardrobe/store.

FAMILY BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Splash back tiling sink. Wood laminate floor covering.

EXTERNAL

Front garden finished in lawn.
Generous sized private driveway finished in tarmac.
Tiled entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed, landscaped rear garden finished in lawn, paved patio area and raised planted bed.
Oil fired central heating boiler.
PVC oil storage tank.
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.

CRAWFORD MULHOLLAND FINANCIAL

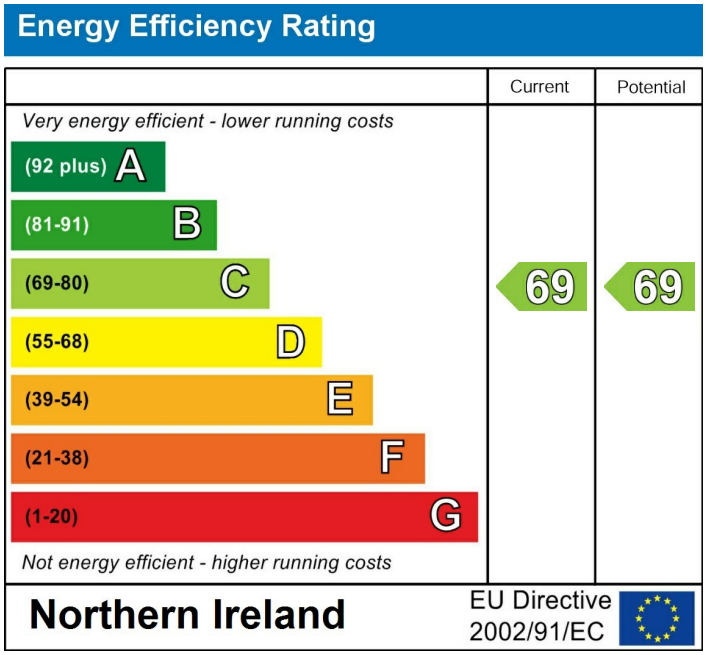
William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.

...WE DO MORTGAGES

Your property may be repossessed if you fail to keep up repayments on your mortgage.

Immaculately presented, three bedroom / two+ reception, semi detached villa with generous sized private driveway and fully enclosed, landscaped rear garden, located within the popular Merion development, Rashee Road, Ballyclare. The property comprises entrance hall, furnished cloakroom, lounge with multi fuel burning stove and open arch leading to separate dining room, modern fitted kitchen, utility room, three well proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and family bathroom with white three piece suite. Externally the property enjoys generous sized private driveway finished in tarmac, front garden finished in lawn, and fully enclosed, landscaped rear garden finished in lawn, paved patio area and raised planted bed. Other attributes include oil fired central heating and PVC double glazing. Early viewing strongly 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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PRS Property Redress Scheme

Awards

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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

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