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82 Rashee Road, Ballyclare, BT39 9HT

- Recently Renovated Semi Detached Villa
- Lounge; Separate Family Room
- Deluxe Shower Room; Three Piece Suite
- Enclosed Yard; Furnished Cloakroom
- Private Driveway
- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Floored Roof Space
- Front Garden; Enclosed Rear Yard

Offers Over £129,950

EPC Rating





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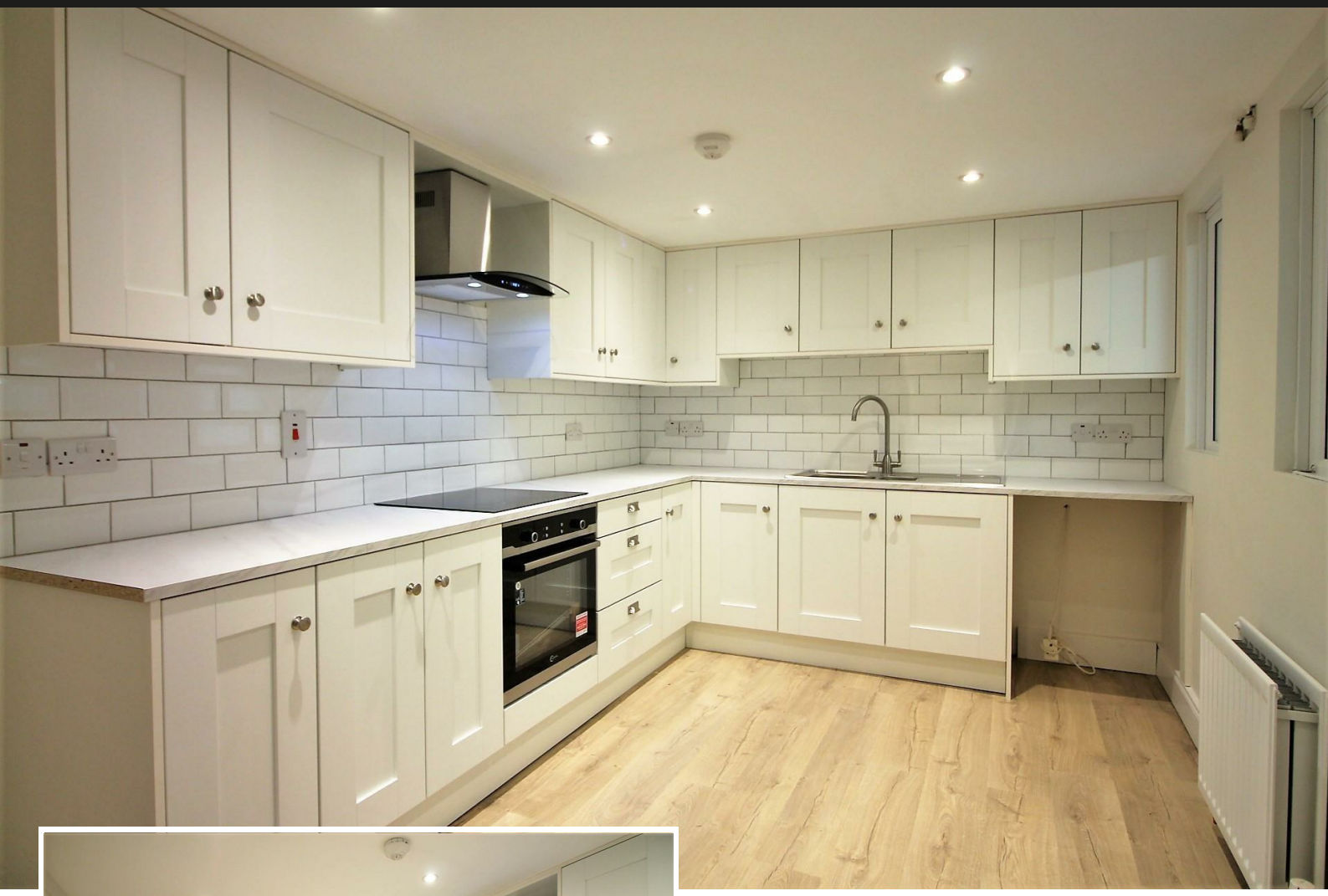
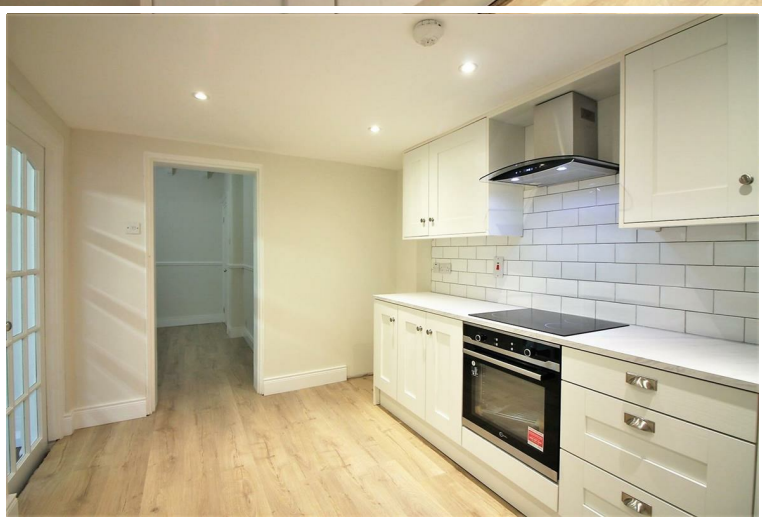




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood four panel front door with glass fan light over. Original mosaic tile floor. Feature height ceiling with coving, continuing throughout most of the property. Glass panelled door with glazed fan light over. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 13'11" x 12'8" (wps)

Bow bay window to front elevation. Open fire with original cast iron fireplace with tiled inset, contrasting tiled hearth and marble surround.

FAMILY ROOM 13'3" x 11'7"

Inglenook recess with cast iron stove. Exposed beams to ceiling. Access to under stairs store. Wood laminate floor covering. Open arch to:



KITCHEN WITH INFORMAL DINING AREA 12'7" x 8'10"

Modern fitted 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 hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine. Splash back tiling to walls. Wood laminate floor covering. Glass panelled door leading to:

ENCLOSED REAR YARD 17'6" x 7'6"

Access to furnished cloakroom. PVC double glazed door to rear.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC.

FIRST FLOOR

HALF LANDING

Access to bathroom and stairwell leading to:

LANDING

Access to floored roof space.



BEDROOM 1 17'1" x 14'0" (wps)

Bow bay window to front elevation. Open fire in original cast iron fireplace with tiled inset, matching tiled hearth and contrasting marble surround.

BEDROOM 2 11'7" x 10'6"

Open fire in cast iron fireplace with tiled inset.

DELUXE SHOWER ROOM

Contemporary white three piece suite comprising oversized, fully tiled, shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Splash back tiling over sink. Cast iron focal point fireplace. Access to store with gas fired central heating boiler. Access to roof space.

FLOORED ROOF SPACE 16'4" x 9'10"

Power and double glazed velux window.



EXTERNAL

Front garden finished in artificial grass.
Generous sized private driveway finished in tarmac.
Fully enclosed ear yard finished in tarmac- fencing between No.82 and No.84 to be erected prior to completion.

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.

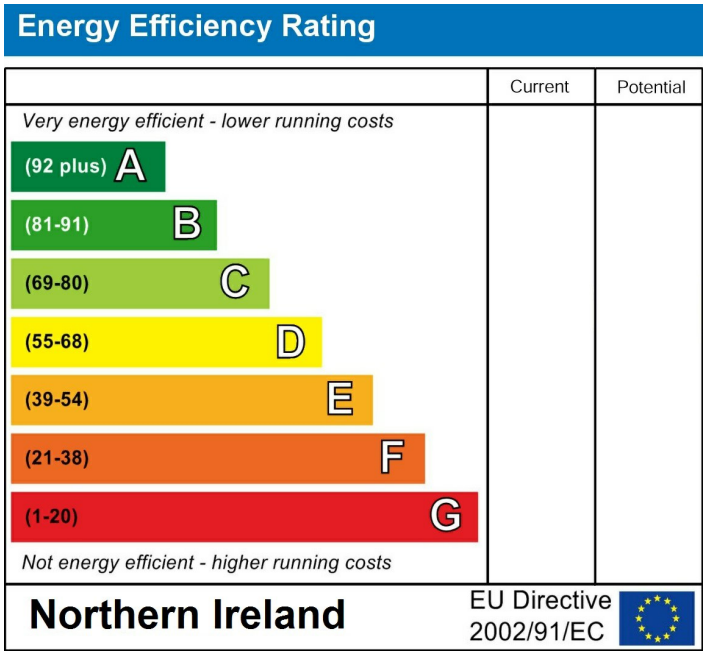






Immaculately presented, recently renovated, two bedroom / two reception, semi detached villa with floored roof space, conveniently located on the Rashee Road, Ballyclare, within walking distance of schools, shops and amenities of the town. The property comprises entrance porch, lounge with open fire, separate family room with open arch leading to modern fitted kitchen encompassing informal dining area, enclosed rear yard, furnished cloakroom, two well proportioned first floor bedrooms, deluxe shower room with contemporary, white three piece suite, and floored roof space with power and velux window. Externally the property enjoys front garden finished in artificial grass, generous sized private driveway finished in tarmac and fully enclosed rear yard finished in tarmac-fencing between No.82 and No.84 to be erected prior to completion. Other attributes include gas fired central heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment alike. 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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