COLIN GRAHAM RESIDENTIAL

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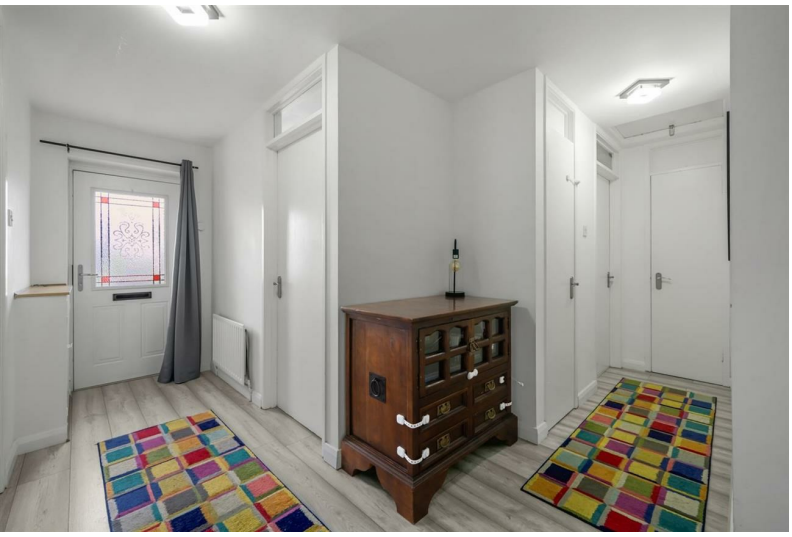
2A Hollybush Gardens, Ballyclare, BT39 9AN

- Semi Detached Bungalow
- Lounge; Open Fire
- Utility Store
- Oil Heating; PVC Double Glazing
- Low Maintenance Gardens
- Three Bedrooms
- Kitchen With Informal Dining Area
- Fully Tiled Bathroom; White Suite
- Generous Sized Private Driveway
- Convenient Location

Offers Over £149,950

EPC Rating D



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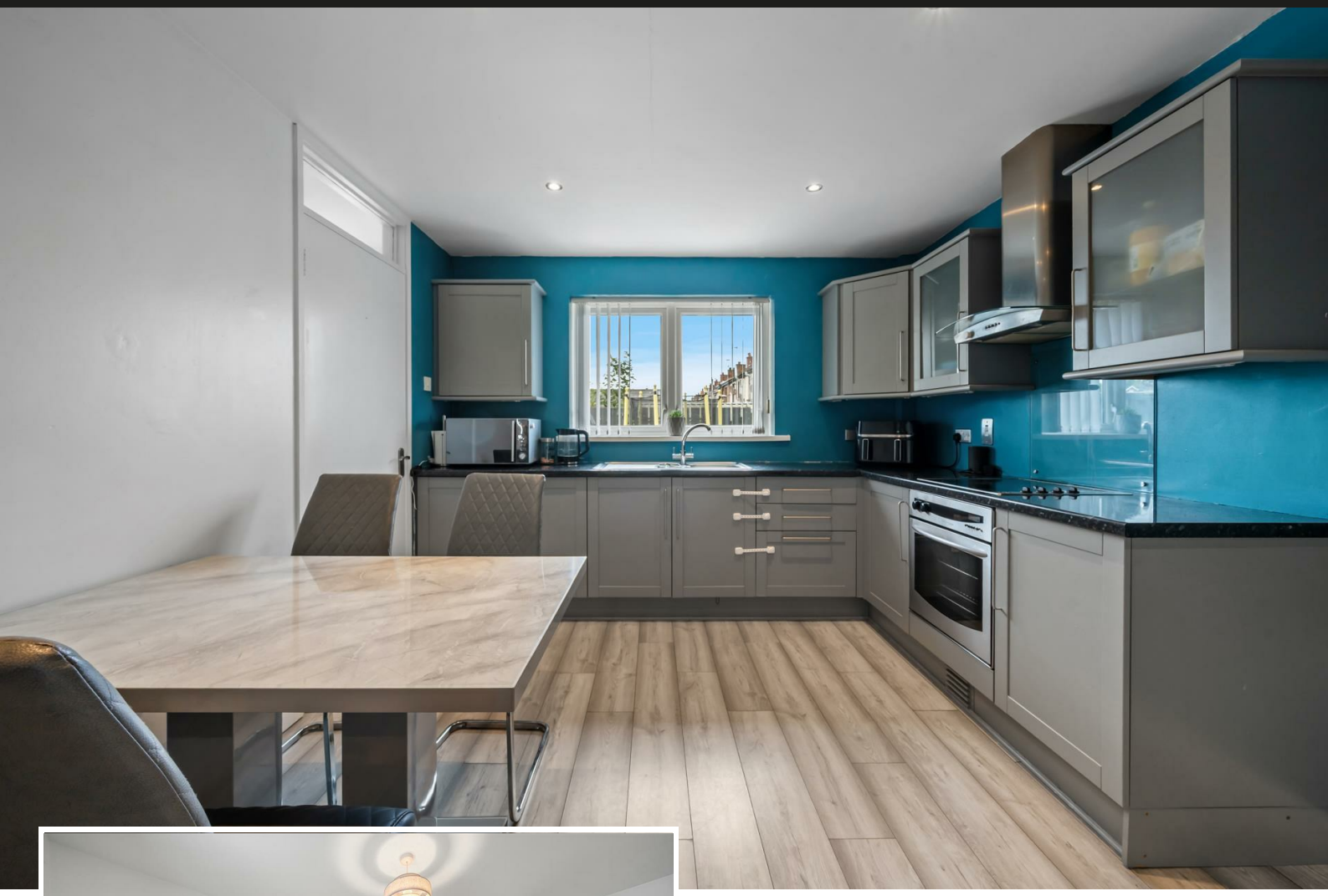


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC composite double glazed front door. Wood laminate floor covering. Access to twin built in stores. Access to partially floored roof space. Glass panelled doors leading to lounge and kitchen.

LOUNGE 12'9" x 10'9"

Open fire in tiled fireplace with matching hearth. Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA 13'5" x 10'9"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with glass splashback and stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Glass fronted display cabinets. Wood laminate floor covering.

REAR HALL

Wood laminate floor covering. Access to utility store. Hardwood glass panelled door leading to rear garden.

BEDROOM 1 11'0" x 8'9"

Built in wardrobe. Wood laminate floor covering.

BEDROOM 2 10'2" x 6'7" (wps)

Wood laminate floor covering.

BEDROOM 3 9'8" x 6'6"

Wood laminate floor covering.

FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Access to shelved hot press.

EXTERNAL

Double gates leading to generous sized private driveway finished in concrete.
Low maintenance front garden finished in decorative stone.
Entrance porch.
External lighting.
Fully enclosed, low maintenance, paved rear garden.
Outside tap.
External power points.
Enclosed service area with oil fired central heating boiler.
PVC oil storage tank.

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 DILIGENCE

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.

[redacted]

COLIN GRAHAM RESIDENTIAL

...WE SELL HOUSES

Well presented, three bedroom, semi detached bungalow, conveniently situated off Ballynure Road, within walking distance to the shops and amenities of Ballyclare town.

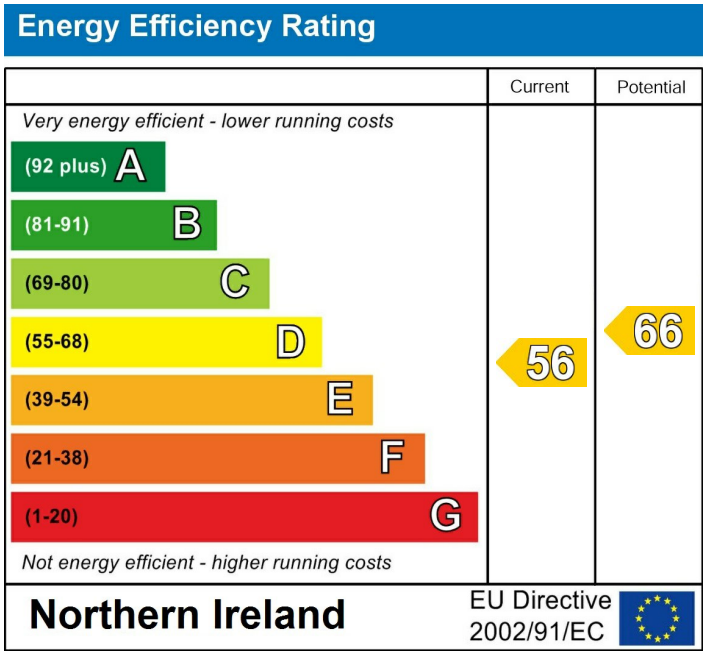
The property comprises entrance hall, lounge, kitchen with informal dining area, rear hall, utility store, three bedrooms, and fully tiled bathroom, with white, three piece suite.

Externally, the property enjoys generous sized private driveway, and low maintenance, fully enclosed, paved rear garden.

Other attributes include oil heating and PVC double glazing.

Ideal first time buy, down size, or buy to let opportunity alike.

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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Belfast Telegraph PROPERTY AWARDS 2018 in partnership with electric ireland

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Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

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