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# 25 Clare Heights, Ballyclare, BT39 9HA

- Semi Detached Home
- Lounge
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Private, Fully Enclosed Rear Garden
- Three Bedrooms
- Kitchen Through Dining Room
- Deluxe Bathroom
- Generous Sized Private Driveway
- Convenient Location

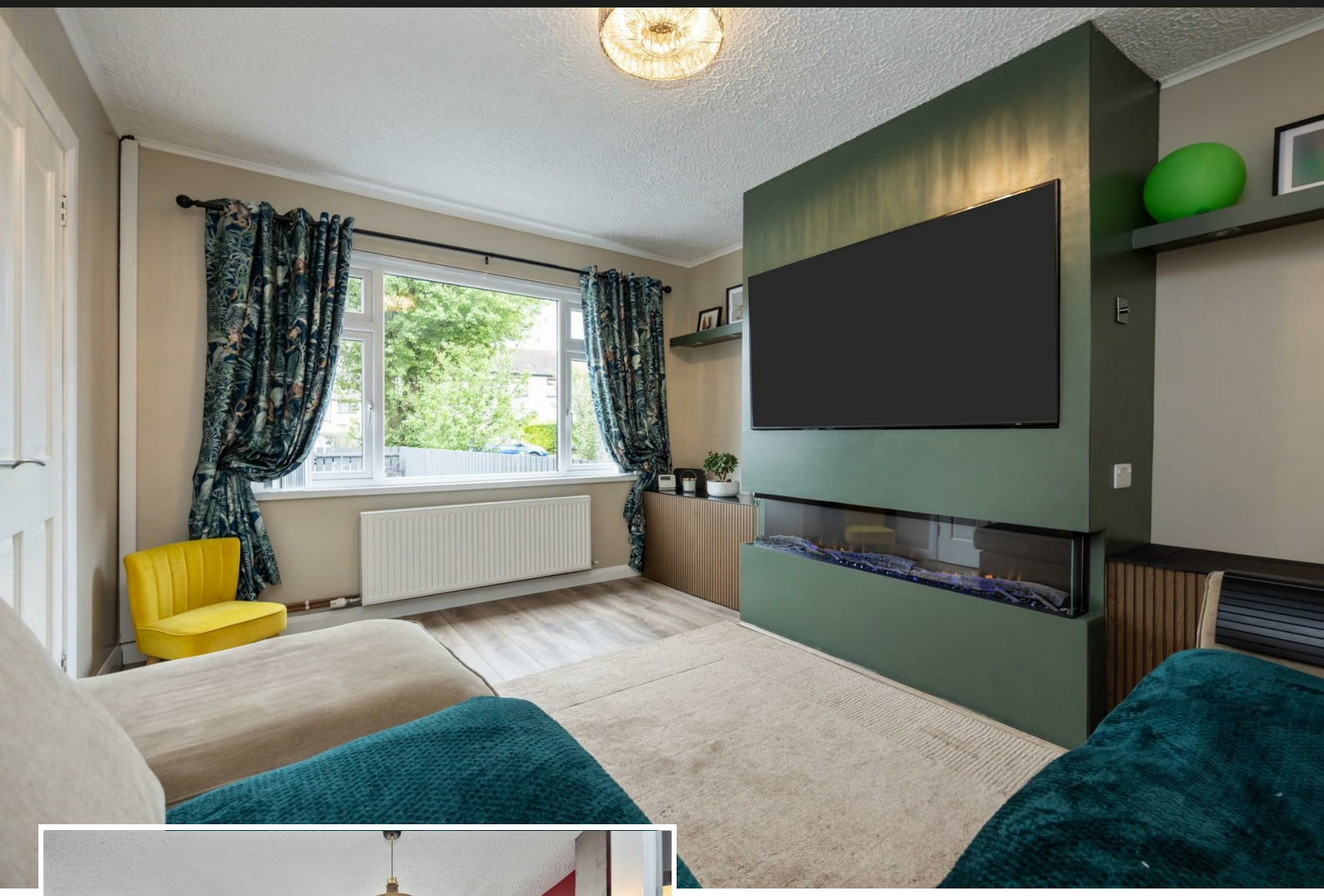
Offers Over £149,950

EPC Rating D





# 25 Clare Heights, Ballyclare, BT39 9HA





## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screen. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

### LOUNGE 14'1" x 10'11"

Media wall with contemporary, glass fronted, electric, focal point fireplace. Wood laminate floor covering. Picture window to front elevation.








## KITCHEN THROUGH DINING ROOM 17'4" x 11'9"

Modern fitted, black, high gloss kitchen with range of high and low level storage units with contrasting, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen, induction hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for dishwasher and washing machine. Splashback tiling to walls. Tiled floor. PVC double glazed French doors to rear garden.

## FIRST FLOOR

## LANDING

Access to shelved store. Access to roof space with gas fired central heating boiler.

## BEDROOM 1 13'9" x 10'5"

## BEDROOM 2 11'1" x 10'5" (wps)

Built in wardrobe with mirror panelled, sliding doors.

## BEDROOM 3 9'8" x 6'5" (wps)

Built in store.

## DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled mains shower unit and glass shower screen over bath. Part tiling to walls. Tiled floor.

## EXTERNAL

Generous sized private driveway finished in tarmac and decorative stone.
Range of plants and shrubs.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, paved patio areas, raised bed and tarmac service area.
Outside tap.
External lighting.

## 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, three bedroom, semi detached home, situated within the popular Clare Heights development, Doagh Road, Ballyclare.***

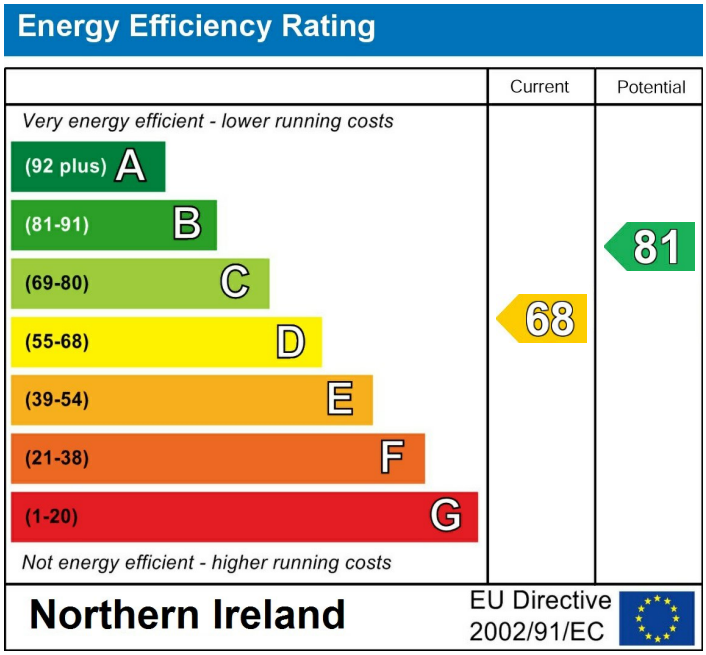
***The property comprises entrance hall, lounge, kitchen through dining room, modern fitted kitchen, three well-proportioned bedrooms, and deluxe bathroom, with contemporary, white three piece suite.***

***Externally, the property enjoys generous sized private driveway, and private, fully enclosed rear garden, finished mainly in lawn and patio areas.***

***Other attributes include gas 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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