

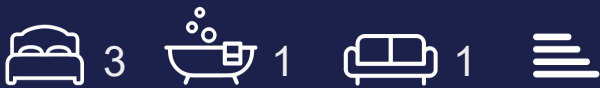
15 Millview Close, Ballyclare, BT39 9YD

Offers Over £184,950

- Semi detached property in popular residential area
- Lounge
- Modern white bathroom suite
- Double glazing in uPVC frames
- Detached garage
- 3 Bedrooms
- Modern fitted kitchen
- Oil fired central heating
- Neat garden to front and rear
- Cul de sac

15 Millview Close, Ballyclare BT39 9YD

A beautifully presented three-bedroom semi-detached home situated in a quiet cul-de-sac, ideally located close to Ballyclare Town Centre. This attractive property offers spacious and well-appointed accommodation, perfect for families, first-time buyers, or those seeking a convenient yet peaceful setting. The home features a bright and welcoming living area, a modern fitted kitchen with ample dining space, and a stylish contemporary bathroom finished to a high standard. Upstairs, there are three generously sized bedrooms providing comfortable accommodation throughout. Externally, the property benefits from a detached garage offering excellent storage or workshop potential, along with private outdoor space ideal for relaxing or entertaining. Positioned within easy reach of local shops, schools, transport links, and all the amenities of Ballyclare Town Centre, this superb home combines modern living with an excellent location.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Ceramic tiled flooring, uPVC front door

Lounge

14'1 x 11'9

Feature fireplace with open fire

Modern Fitted Kitchen

17'8 x 11

Modern fitted kitchen with range of high and low level units, round edge work surfaces, stainless steel sink unit with mixer tap and vegetable sink, built in hob, built in oven, stainless steel extractor fan, plumbed for washing machine, ceramic tiled floor, casual dining area with french uPVC doors to garden and separate door to driveway

First Floor

Landing

Hotpress with copper insulated cylinder

Bedroom (1)

14'1 x 9'4

Bedroom (2)

13'3 x 9'4

Bedroom (3)

9'1 x 8'2

Built in wardrobe

Modern shower room

Low flush w.c., vanity unit with twin drawers, large shower unit with controlled shower, uPVC tiled panelling, laminate tiled floor, downlighters

Garden

Front in pavior brick driveway, neat lawn with plants and shrubs, outside light

Side in pavior brick driveway

Rear in paved patio area, plants and shrubs, fully enclosed with fencing and roller door access to garage, uPVC oil storage tank

Garage

22'6 x 11'11

Double roller doors, oil fired boiler

Disclaimers/ Additional Information

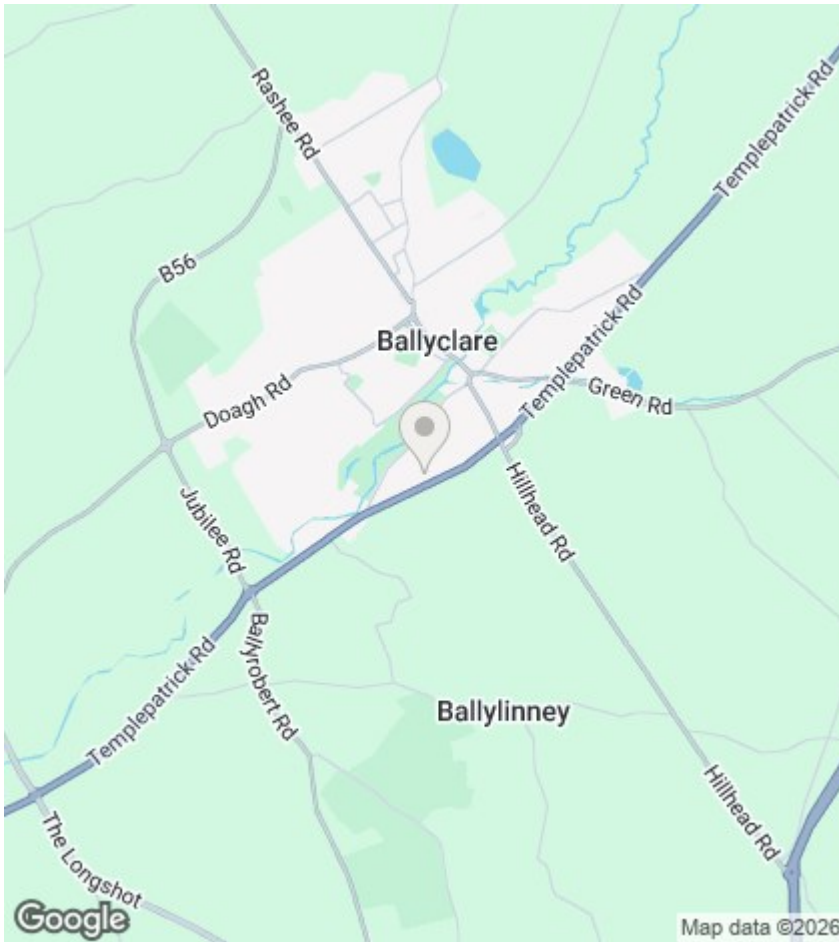
The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek

professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Ground Floor

