

# 103 Clare Heights, Ballyclare, BT39 9SB



- Semi Detached
- 3 Bedrooms
- Lounge
- Kitchen Through Living / Dining Area
- Deluxe Bathroom With White Suite
- Generous Sized Private Driveway
- Matching Detached Garage
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Excellent First Time Buy
- No Chain



**PRICE Offers Over £164,950**

*This well presented, three bedroom, semi detached property with matching detached garage, located within the well sought after Clare Heights development, Doagh Road, Ballyclare. The property comprises lounge with multi fuel burning stove, kitchen through living/dining area with modern fitted kitchen and PVC double glazed French doors leading to rear garden, three well proportioned first floor bedrooms, and deluxe bathroom with contemporary, white three piece suite. Externally the property enjoys generous sized private driveway, matching detached garage, front garden finished mainly in lawn, and fully enclosed rear garden finished in lawn, paved patio areas, timber decking and artificial grass. Other attributes include oil fired central heating and PVC double glazing.*

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## ACCOMODATION

### GROUND FLOOR

PVC double glazed front door and matching side screen into:-

#### LOUNGE 17'4" x 13'8"

Cast iron multi fuel burning stove set on slate hearth. Stairwell to first floor. Access to under stairs storage.



#### KITCHEN/DINING 17'5" x 11'10"

Comprising a range of high and low level solid oak shaker style fitted units and contrasting solid granite work surface. Matching island unit with inlaid stainless steel sink and mixer tap. Space for range style oven with built in 5 ring electric hob, glass splash back and chimney style extractor hood over. Space for fridge freezer. Integrated dishwasher. Integrated washing machine. Integrated microwave and wine rack. Access to shelved larder unit. Solid granite upstands to walls. PVC double glazed rear door. PVC double glazed French doors from dining area to rear garden.



### FIRST FLOOR

#### LANDING

Access to roof space and shelved hot press.

#### BEDROOM 1 13'5" x 10'7"

#### BEDROOM 2 12'2" x 10'7"

#### BEDROOM 3 10'0" x 6'7"

At widest points. Built in storage cupboard.





## DELUXE BATHROOM

Contemporary white three piece suite comprising L shape panelled bath with electric shower overhead and fixed glass shower screen, vanity unit with mixer tap and push button WC. Part tiled / part panelled walls. Chrome towel radiator.




## OUTSIDE

Front garden finished mainly in lawn.  
 Generous sized private driveway finished in tarmac.  
 Fully enclosed rear garden finished in lawn, paved patio areas and timber decking.  
 PVC oil storage tank.  
 External lighting. Outside tap. Outside socket.

## GARAGE 21'9" x 11'1"

Up and over door. Separate service door. Power and light. Oil fired central heating boiler.



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

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



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