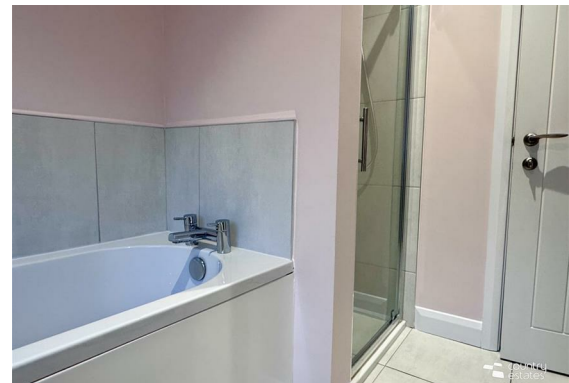


6 Readers Walk, Ballyclare, BT39 9BJ



- Modern Detached Family Home
- 3 Bedrooms
- 1+ Reception
- Luxury Open Plan Kitchen With Dining/ Living Aspect
- Well Regarded Established Development
- Master Bedroom With En Suite
- Deluxe Four Piece Family Bathroom
- Prime Corner Site
- Detached Garage With Ample Parking Facility
- PVC Double Glazing/ Gas Central Heating



PRICE Offers Over £259,950

Positioned on a prime corner site within a highly regarded established development. This attractive double fronted detached family home enjoys a well-planned living layout incorporating spacious lounge, contemporary open plan luxury shaker style fitted kitchen with a modern matching utility room, deluxe four-piece family bathroom and Principal room en suite. Externally the property boasts a private enclosed rear garden with a matching detached garage that has been subdivided into a store and workshop area an ideal space for home office etc. Homes within the Readers development are in high demand so an early viewing is advised.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Composite front door with double glazed fan light.

WELL PRESENTED ENTRANCE HALL

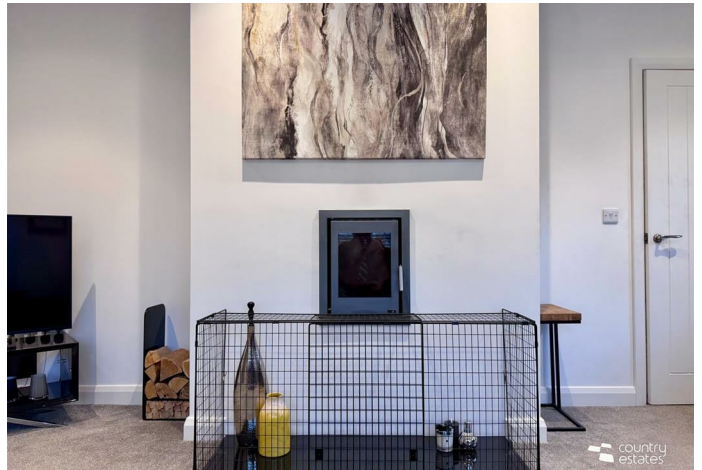
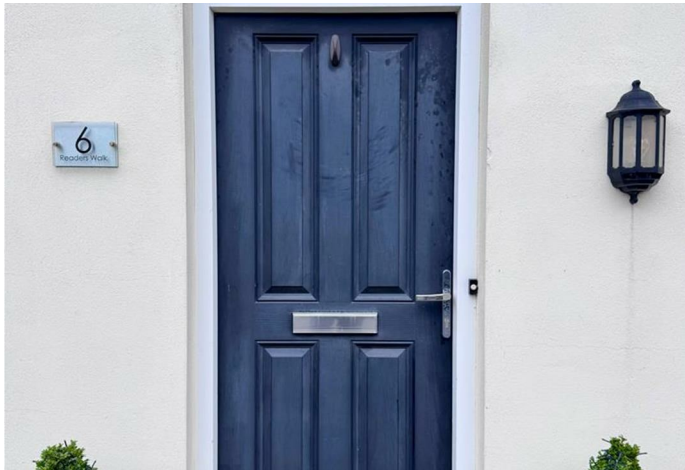
Tiled floor extending into kitchen/dining..

MODERN FURNISHED CLOAKROOM

Comprising button flush w.c and semi pedestal wash hand basin with monobloc tap with tiled splashback. Feature half panelled walls tiled floor.

LOUNGE 17'3" x 13'8"

At max. Feature bay window. Modern flush wall mounted multi fuel stove. Polished granite hearth. Recessed low voltage lighting. Dual window aspect.



OPEN PLAN KITCHEN/ DINING 17'7" x 11'0"

Approximately . Equipped with a comprehensive range of high and low level shaker style fitted units in dove grey with contrasting polished granite works surfaces, upstands and splashback. Inlaid stainless steel sink unit with swan neck mixer tap. A host of integrated appliances including fridge freezer, dishwasher, oven, four ring gas hob and overhead extractor fan with glass hood in stainless steel chimney. Dual window aspect. Twin PVC double glazed French doors to patio and garden.



UTILITY ROOM 6'9" x 6'5"

Fitted with a matching range of shaker style units. Plumbed for washing machine. Space for tumble dryer. PVC double glazed external door to rear garden and driveway.

FIRST FLOOR

SPACIOUS FIRST FLOOR GALLERY STYLE LANDING

With recessed low voltage lighting. Access to roofspace via fold away ladders.

BEDROOM 1 11'4" x 11'0"

MODERN EN SUITE

Comprising button flush w.c, modern vanity unit in gloss white with monobloc tap and tiled splashback. Fully tiled shower enclosure in Metro brick with thermostatically controlled shower. Tiled floor. Recessed low voltage lighting.



BEDROOM 2 11'3" x 8'2"

Presently used as dressing room.

BEDROOM 3 11'3" x 8'6"

Dual window aspect.



DELUXE FOUR PIECE FAMILY BATHROOM

Comprising panelled bath with tiled splashback, modern vanity unit in gloss white with monobloc tap and tiled splashback and button flush w.c. Fully tiled shower enclosure with thermostatically controlled shower. Tiled floor. Recessed low voltage lighting.



OUTSIDE

Outside large private corner site with neat well maintained Garden to front and side in lawn. Screened by estate railings.

Private enclosed garden to rear screened by perimeter fence in lawn. Extensive private patio with walkway to rear.

DETACHED GARAGE

Subdivided into two areas. Roller shutter door to storage area 9'6"×6'6" Internal door into:-

WORKSHOP 11'6" x 9'6"

Power and light. Excellent space for a home office, etc



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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

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



Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.