

11 Gateside Mews, Ballyclare, BT39 9GT



- Superb End Townhouse
- 3 Bedrooms
- 1+ Reception
- Popular Established Mews Style Development
- Open Plan Contemporary Kitchen / Dining Area
- Modern Ensuite Bathroom
- Deluxe Modern Family Bathroom
- Private Hard Landscaped Rear Garden
- Furnished Ground Floor Cloakroom / Private Parking Forecourt
- PVC Double Glazing / Oil Central Heating

PRICE Offers Over £189,950

Beautifully presented throughout this spacious modern end townhouse is situated within an established Mews style development just off the Victoria Road, Ballyclare. Well positioned within close proximity to Ballyclare Town Centre including shops, cafes, parks and public transport. This is a perfect property for first time buyers or downsizers. The property enjoys a spacious living layout comprising Open plan kitchen with living / dining aspect, deluxe family bathroom, modern ensuite and a lounge with wood burning stove. Externally there is a private parking forecourt and a secluded hard landscaped rear garden. The property further benefits from no onward chain 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

ENTRANCE HALL

PVC double glazed composite front door with matching side screens. Access to understairs storage cupboard. Stairwell to first floor. Alarm panel. Tiled floor.

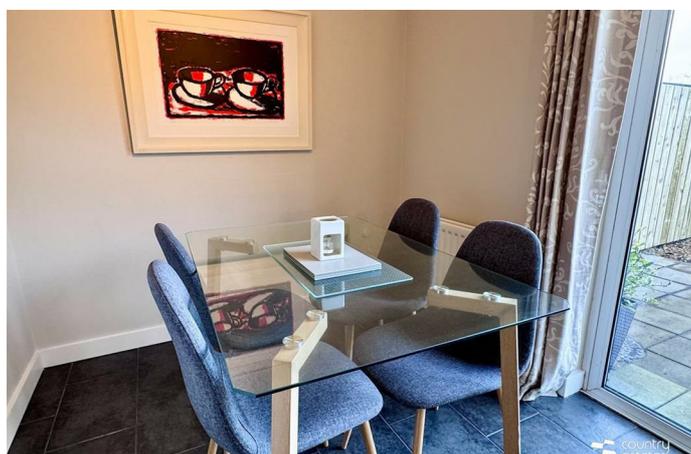
LOUNGE 14'9" x 11'9"

At widest points. Inglenook style fireplace with wood burning stove on granite hearth. Wood laminate floor covering.



MODERN KITCHEN WITH LIVING / DINING AREA 21'7" x 10'5"

At widest points. Equipped with a comprehensive range of modern high and low level red current matt units with chrome coloured trim and contrasting work surfaces. A host of quality integrated appliances to include 5 ring gas hob with Siemens stainless steel extractor canopy over, Smeg oven and De'Longhi microwave. Space for fridge freezer. Plumbed for washing machine. Stainless steel sink unit with drainer bay. PVC double glazed sliding patio door to rear garden. Tiled floor.



FURNISHED CLOAKROOM

Modern fitted 2 piece suite comprising semi pedestal wash hand basin and w.c. Tiled floor.

FIRST FLOOR

LANDING

Access to partially floored roof space and hot press.

BEDROOM 1 10'6" x 10'4"

Wood laminate floor covering. Recessed lighting.

MODERN ENSUITE

Modern fitted 3 piece comprising shower cubicle with electric shower over, semi pedestal wash hand basin and w.c. Wood laminate floor covering. Part tiled walls.



BEDROOM 2 12'1" x 11'9"

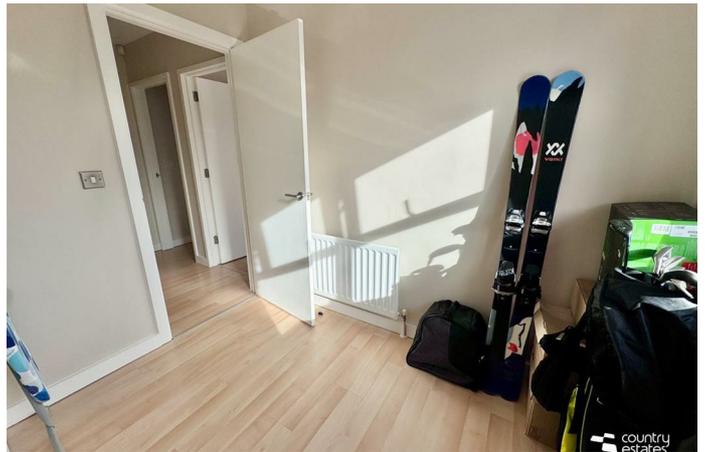
Laminate flooring. Recessed lighting. Open aspect to Victoria Road.

BEDROOM 3 9'0" x 8'3"

Wood laminate floor covering. Recessed lighting. Open aspect to Victoria Road. Presently used as store room/luggage room.

MODERN BATHROOM

Comprising sunken 'P' shape bath with offset corner mixer tap and pressurised mains shower unit over, fixed curved shower screen, wall push w.c. and modern vanity unit with circular sink unit on open plinth with monobloc mixer tap. Wall mounted mirror. Range of recessed ceiling lights. Sliding door.



OUTSIDE

Private driveway to front finished in stone.

Private secluded low maintenance hard landscaped rear garden finished in decorative stone with paved patio area and screened by perimeter fence.

Oil fired central heating boiler (housed). Outside tap and light.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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.