

19 Avondale Court, Ballyclare, BT39 9YJ



- **Superb Semi Detached**
- **3 Bedrooms/ 1+ Reception**
- **1075 Sq Ft**
- **Master Bedroom With En Suite Shower Room**
- **Select Exclusive Modern Development**
- **Luxury Shaker Kitchen With Living/ Dining Aspect Modern**
- **Ground Floor Furnished Cloakroom/ Modern Utility Room**
- **Deluxe Modern Family Bathroom**
- **Private Secluded Rear Garden**
- **PVC Double Glazed Windows/ Gas Central Heating**

PRICE Offers Over £209,950

Situated within the recently constructed Avondale Court development perfectly positioned within easy walking distance of Sixmile Park and Ballyclare town centre. This superbly presented modern semi detached enjoys a modern internal layout extending to circa 1075 sq ft coupled with a high specification throughout incorporating a luxury contemporary shaker kitchen with living/ dining aspect, modern family bathroom and master bedroom with deluxe en suite shower room.

> 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 full height feature corner windows into:-

SPACIOUS WELL PRESENTED ENTRANCE HALL

Tiled floor extending through to kitchen/dining. Under stairs storage cupboard.

MODERN FURNISHED CLOAKROOM

Comprising semi pedestal wash hand basin with tiled splashback and monobloc tap and put button w.c. Complimentary wall tiling.

LOUNGE 14'3" x 11'4"

Feature full height picture style window. Modern electric wall hung fireplace.



OPEN PLAN KITCHEN WITH LIVING/ DINING ASPECT 15'3" x 13'6"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. Inlaid stainless steel sink unit with mixer tap. A host of integrated appliances including oven, 4 ring hob, overhead extractor fan housed in stainless steel chimney, fridge freezer and dishwasher. Part tiled walls in metro brick style tile. PVC Double glazed doors to paved patio.



UTILITY ROOM 6'1" x 4'0"

Fitted with a matching range of high and low level modern shaker style units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer. Part tiled walls in metro brick tile. Gas boiler.

FIRST FLOOR

LANDING

Access to roof space

BEDROOM 1 14'1" x 11'6"

Feature accent part panelled accent wall.

EN SUITE

Comprising large shower enclosure with full height glass screen and waterproof wall panelling, semi pedestal wash hand basin with mono block tap with tiled accent panel and push button w.c. Tiled floor.



BEDROOM 2 11'6" x 10'9"

BEDROOM 3 8'4" x 7'4"

Presently used as home office



MODERN FAMILY BATHROOM

Comprising semi pedestal wash hand basin with mono block tap and tiled accent panel, button flush w.c. panelled bath with fixed glass shower screen. Thermostatically controlled shower with mixer tap. Tiled floor.



OUTSIDE

Large well maintained garden to front in lawn.

Driveway to side with ample parking with mature hedgerow to rear. Brick paved walkway to front door.

Private enclosed garden to rear laid in neat lawn and screened by perimeter fence with private brick paved patio area perfect for family barbeques and feature corner seating area and fixed pergola barbecue area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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 	

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

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