



23 Gateside Crescent, Ballyclare, BT39 9GL

- Immaculately Presented, Detached Bungalow
- Lounge; Gas Fire
- Luxury, In-Frame, Solid Tulipwood Kitchen
- Deluxe Bathroom; En Suite Shower Room
- Private Driveway; Integral Garage
- Three Bedroom; One+ Reception
- Kitchen Through Dining Room
- Utility Room
- Oil Heating; PVC Double Glazing
- Private, Generous Sized, Garden

Offers Over £289,950

EPC Rating D





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Hardwood, panelled front door with PVC double glazed side screens. Tiled floor.

#### ENTRANCE HALL

Access to cloakroom, hot press and roof space.

#### LOUNGE 16'6" x 12'9"

Gas fire in granite fireplace with matching hearth and contrasting surround.



## **KITCHEN THROUGH DINING ROOM 18'3" x 14'7"**

Luxury, solid, tulipwood, fitted, in-frame kitchen with contrasting solid granite work surface. Matching splashback and upstands. Ceramic double sink unit. Inglenook style recess for range style oven with extractor hood over. Integrated larder fridge and dishwasher. Matching larder unit. Twin glass fronted display cabinets. Timber flooring.

## **UTILITY ROOM 10'11" x 6'4"**

Range of fitted high and low level storage units with contrasting, solid granite work surface. Matching upstands to walls. Inlaid stainless steel sink unit. Plumbed and space for washing machine. Space for tumble dryer. Tiled floor. Access to integral garage. Hardwood, double glazed door to rear garden.

## **PRINCIPAL BEDROOM 13'9" x 10'5"**

### **EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink.

## **BEDROOM 2 12'6" x 9'10"**

Built in wardrobe.

## **BEDROOM 3 10'3" x 8'11"**

### **BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled mains shower unit and glass shower screen over bath. Part tiling to walls. Tiled floor.

## **EXTERNAL**

Front garden finished in lawn.

Generous sized private driveway finished in decorative stone. External lighting.

Fully enclosed rear garden finished in lawn, paved patio area and range of plants, trees and shrubbery.

Outside tap.

PVC oil storage tank.

## **INTEGRAL GARAGE 19'5" x 11'4"**

Power operated, roller, shutter door. Separate service door to utility room. Power, light, oil fired central heating boiler and range of fitted high and low level storage units.





## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

*Immaculately presented, spacious, three bedroom/one+ reception detached bungalow with integral garage, occupying a prime corner site with private rear garden, within the popular Gateside development, Victoria Road, Ballyclare.*

*The property comprises entrance porch, entrance hall, lounge with gas fire, kitchen through dining room, with luxury, fitted, bespoke, hand painted, solid tulipwood, in-frame kitchen, utility room, three well proportioned bedrooms, to include principal en suite, and separate, deluxe family bathroom, both with contemporary, white sanitary ware.*


*Externally, the property enjoys generous sized, private driveway, finished in decorative stone, integral garage, and gardens front and rear, finished in lawn, paved patio area, and range of plants, trees, and shrubbery.*

*Other attributes include oil heating, PVC double glazing, and convenient location.*

*Early viewing highly recommended to avoid disappointment.*



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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