



12 Cloughan View Crescent, Ballyclare, BT39 8AF

- Recently Constructed Detached Home
- 5 Bed; 1+ Rec or 4 Bed; 2+ Rec
- Kitchen Through Living / Dining Room
- Gas Heating; PVC Double Glazing
- Gardens Front, Side And Rear
- Adaptable Accommodation
- Lounge; Sitting Room / Bedroom 5
- Deluxe Family Bathroom
- Generous Sized Private Driveway
- Convenient Location; Immaculately Presented

Offers Over £320,000

EPC Rating B



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## PROPERTY DESCRIPTION

### ACCOMODATION

#### ENTRANCE HALL

Composite front door. Herringbone style wood laminate floor covering, continuing throughout the remainder of the ground floor. Stairwell to first floor. Feature height ceiling, continuing throughout the remainder of the property.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC. Splash back tiling to sink.

#### LOUNGE 18'11" x 11'3"

Dual aspect windows.

#### SITTING ROOM / BEDROOM 5 8'8" x 8'3"





## **KITCHEN THROUGH LIVING / DINING ROOM 26'9" x 11'10"**

Luxury fitted kitchen with range of high and low level storage units with contrasting solid quartz worktop. Ceramic Belfast sink. Integrated touch screen ceramic hob with solid quartz splashback and stainless steel extractor hood over. Integrated double oven, fridge freezer, dishwasher and washer dryer. Gas fired central heating boiler (housed within matching unit). Solid quartz upstands to walls. PVC double glazed French doors with matching side screens leading to rear garden. Dual aspect windows. Access to under stairs utility store.

## **FIRST FLOOR**

### **LANDING**

Access to shelved store and roof space. Positive air ventilation system.

### **PRINCIPAL BEDROOM 15'9" x 11'3" (wps)**

Range of fitted wardrobes.

### **DELUXE EN SUITE SHOWER ROOM**

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

### **BEDROOM 2 15'2" x 11'3" (wps)**

Fitted wardrobes.

### **BEDROOM 3 13'0" x 8'5" (wps)**

Fitted wardrobes.

### **BEDROOM 4 11'10" x 8'5" (wps)**

### **DELUXE FAMILY BATHROOM**

Contemporary, white, four piece suite comprising panelled bath, separate fully tiled shower enclosure, floating vanity unit and WC. Electric shower. Chrome towel radiator. Part tiling to walls. Tiled floor.

## **EXTERNAL**

Front and side gardens finished in lawn, brick pavior and decorative stone.

Generous sized private driveway finished in tarmac.

Tiled entrance canopy.

External lighting.

Seamless aluminium guttering with PVC fascia.

Fully enclosed rear garden finished in lawn, brick pavior patio area and decorative stone.

Outside tap.

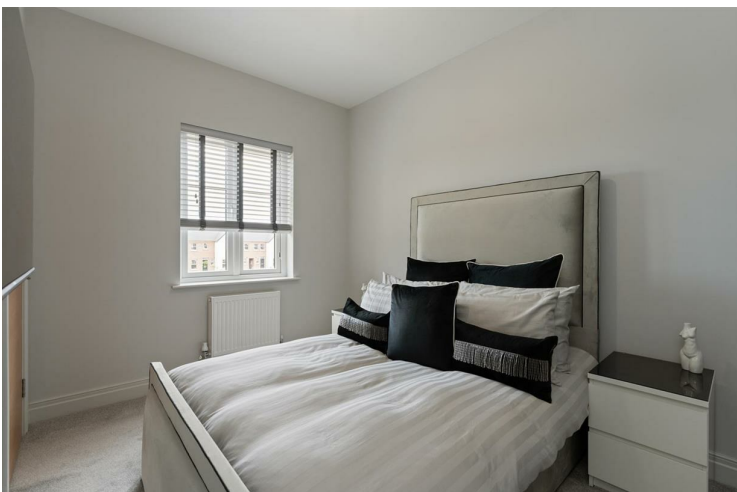
Enclosed service area to side.

## **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.

## **PLEASE NOTE;**

As required under the Estate Agency Act we advise that this property is owned by an employee/director, or relation of an employee/director, of Colin Graham Residential.





**Immaculately presented, recently constructed, detached family home with generous sized private driveway and gardens front, side and rear, situated within the popular and conveniently located Cloughan View development, Jubilee Road, Ballyclare.**

**Offering adaptable accommodation, the property comprises entrance hall, furnished cloakroom, lounge, separate sitting room/bedroom five, luxury fitted kitchen through living/dining room with access to under stairs utility store, four well proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and deluxe family bathroom with contemporary four piece suite.**

**Externally the property enjoys generous sized private driveway finished in tarmac, front and side gardens finished in lawn, brick pavior and decorative stone, and fully enclosed rear garden finished in lawn, brick pavior patio area and decorative stone.**

**Other attributes include gas fired central heating, PVC double glazing and convenient location.**

**Early viewing highly recommended.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>90</b>	<b>90</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>		
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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