



18 Ollardale Park, Ballyclare, BT39 9EQ

- Semi Detached Home
- Lounge; Separate Family Room
- Bathroom; White Suite
- PVC Double Glazing
- Convenient Location
- Four Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating
- Gardens Front, Side and Rear
- Ideal First Time Buy/Buy To Let

Offers Over £119,950

EPC Rating E





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Hardwood glass panelled front door. Glass panelled door leading to:

#### ENTRANCE HALL

Access to cloakroom. Stairwell to first floor.

#### LOUNGE 11'1" x 10'9" (wps)

Bay window to front elevation.

#### FAMILY ROOM 12'0" x 11'1"

Open fire in tiled fireplace with matching hearth and timber surround.



## **KITCHEN WITH INFORMAL DINING AREA 11'5" x 8'8"**

Fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Glass fronted display cabinet. Splashback tiling to walls. Hardwood glass panelled door to rear garden.

## **BATHROOM**

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Splashback tiling to walls.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 12'0" x 11'0" (wps)**

Access to shelved hot press.

### **BEDROOM 2 11'1" x 8'11"**

### **BEDROOM 3 11'6" x 8'8"**

### **BEDROOM 4 8'11" x 7'10"**

Built in wardrobes/store.

## **EXTERNAL**

Front, side and rear gardens, finished mainly in lawn and range of plants, trees and shrubbery.

Entrance porch.

PVC soffits, fascia and rainwater goods.

Outside tap.

Boiler house with oil fired central heating boiler.

PVC oil storage tank.

External lighting.

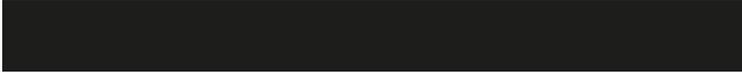
## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.





Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



**Well presented, four bedroom, semi detached home, conveniently situated off Doagh Road, Ballyclare.**

**The property comprises entrance porch, entrance hall, lounge, family room, kitchen with informal dining area, bathroom, and four well-proportioned bedrooms.**

**Externally, the property enjoys garden area to front, side and rear, finished mainly in lawn and range of plants, trees and shrubbery.**

**Other attributes include oil heating and PVC double glazing.**

**Ideal first time buy / buy to let investment alike.**

**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>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</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	

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