



## 24 Sixmile Manor, Ballyclare, BT39 9US

- End Town House Property
- Modern Fitted Kitchen
- En Suite Shower Room
- Oil Heating; PVC Double Glazing
- Matching Detached Garage
- Three Bedroom; Two Reception
- Bathroom; Four Piece Suite
- Furnished Cloakroom
- Generous Sized Private Driveway
- Gardens Front and Rear

Offers Over £209,950

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor.

#### FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Splashback tiling to sink. Wood laminate floor covering.

#### LOUNGE 15'8" x 11'9"

Cast iron, wood burning stove on slate hearth. Wood laminate floor covering.

#### DINING ROOM 10'9" x 9'10"

Wood laminate floor covering. PVC double glazed French doors leading to rear garden. Open arch leading to:



## **KITCHEN 10'9" x 9'2"**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine and dishwasher. Splashback tiling to walls. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

Access to hot press and partially floored roof space via slingsby style ladder.

## **PRINCIPAL BEDROOM 12'0" x 11'9"**

### **EN SUITE SHOWER ROOM**

White, three piece suite comprising panelled shower, pedestal wash hand basin and WC. Thermostat controlled main shower unit. Splashback tiling to sink. Towel radiator. Tiled floor.

### **BEDROOM 2 10'8" x 9'8"**

### **BEDROOM 3 8'7" x 7'1"**

Wood laminate floor covering.

### **FAMILY BATHROOM**

White, four piece suite comprising panelled bath, separate shower enclosure, pedestal wash hand basin and WC. Splashback tiling to walls. Thermostat controlled main shower unit. Towel radiator.

### **EXTERNAL**

Front garden finished in lawn.

Private driveway finished in stone extending to rear via double gates.

External lighting.

Fully enclosed rear garden finished in lawn and paving.

Outside tap.

Service area with PVC oil storage tank.

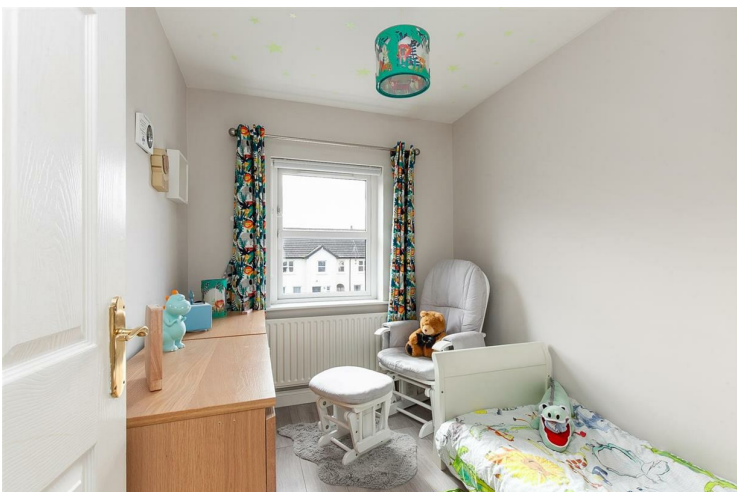
## **MATCHING DETACHED GARAGE 16'11" x 10'9"**

PVC coated roller shutter door. Separate service door to rear garden.

Power, light and oil fired central heating boiler.

## **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, spacious, three bedroom/two reception, end town house property with matching detached garage, situated within the popular and conveniently positioned Sixmile Manor development, Ballynure Road, Ballyclare.**

**The property comprises entrance hall, furnished cloakroom, lounge, separate dining room, kitchen, three well-proportioned bedrooms, to include principal en suite, and family bathroom, with white, four piece suite.**

**Externally, the property enjoys generous sized private driveway, matching detached garage, and gardens front and rear.**

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

**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>		
(55-68) <b>D</b>	<b>65</b>	<b>69</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	

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