



## 14 SPRINGHILL MEADOWS, BALLYCLARE, BT39 9LD

*We are delighted to offer the opportunity to purchase an attractive and spacious semi detached villa located on a prime site within an exclusive, desirable and recently constructed development. This beautifully presented property benefits from a spacious lounge with feature cast iron stove and tiled hearth, contemporary fitted kitchen with informal dining area, three generous bedrooms (master with ensuite) and deluxe family bathroom. The dwelling further benefits from a furnished cloakroom, utility room, fully enclosed rear garden and driveway with ample space for several vehicles. We recommend internal viewing to fully appreciate the extent of this beautifully appointed property. EPC Rating: B82 / B82*

**Offers In The Region Of: £144,950**



Registration Number: NI 631370

Regulated by RICS

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Antrim,  
BT41 4BX

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62-64 New Row,  
Coleraine,  
BT52 1EJ

Tel: (028) 7034 4433

20 The Diamond,  
Portstewart,  
BT55 7JN

Tel: (028) 7083 5444





## **FEATURES**

- Attractive & Spacious Semi Detached Within An Exclusive Development
- In Close Proximity To Main Commuter Networks, Public Transport Routes And Local Amenities
- Three Spacious Bedrooms (Master With Ensuite)
- Generous Lounge With Feature Cast Iron Stove And Tiled Hearth
- Contemporary Fitted Kitchen With Space For Informal Dining
- Deluxe Family Bathroom With White Three Piece Suite
- Furnished Cloakroom & Separate Utility Room
- Gas Fired Central Heating / Double Glazed Windows
- Fully Enclosed Rear Garden
- Private Driveway With Parking For Several Vehicles

## **GROUND FLOOR**

### **ENTRANCE HALL:**

Composite front entrance door and PVC double glazed side panels. Single radiator, alarm control panel and BT point. Tiled floor. Stairwell leading to first floor.

### **FURNISHED CLOAKROOM:**

Deluxe white two piece suite comprising of push button low flush wc and pedestal wash hand basin. Built in under stair storage cupboard. Ceramic tiled flooring. Single radiator. Extractor fan.

### **LOUNGE:**

*5.10m x 3.53m*

Spacious lounge with feature cast iron stove and tiled hearth. Dual aspect PVC double glazed windows. TV and BT points.





## **KITCHEN WITH SPACE FOR INFORMAL DINING:**

*5.76m x 3.57m (at widest point)*

Contemporary fitted kitchen incorporating a range of high and low level shaker style units, contrasting granite work surfaces and upstand. Undermount 1½ bowl stainless steel sink with mixer tap. Built in electric oven and gas hob with extractor canopy above. Integrated fridge freezer and dish washer. Ceramic tiled floor. Double radiator. PVC double glazed patio doors leading to rear garden.



## **UTILITY ROOM:**

*1.91m x 1.77m (at widest point)*

Range of high and low units with contrasting worktop and stainless steel single sink and drainer unit. Space for tumble dryer. Plumbed for washing machine. Controls for gas heating. Electricity meter. Extractor fan and single radiator.



## **FIRST FLOOR**

### **LANDING:**

Access to part floored attic space. Built in storage cupboard with shelving and gas fired heating boiler. Single radiator.

### **FAMILY BATHROOM:**

Deluxe white three piece suite comprising of push button wc, pedestal wash hand basin, panel bath with mixer tap & shower attachment. Tiled floor and part tiled walls. Single radiator and extractor fan.



### **MASTER BEDROOM:**

*4.30m x 3.46m*

Spacious double bedroom. Twin PVC double glazed windows overlooking front garden. Single radiator, thermostat and TV point.



### **ENSUITE:**

Deluxe white three piece suite comprising of push button low flush wc, pedestal wash hand basin and fully tiled shower enclosure with thermostatically controlled shower within. Ceramic tiled floor and part tiled walls. Extractor fan. Single radiator.

### **BEDROOM 2:**

*3.27m x 3.28m*

Spacious double bedroom encompassing single radiator, TV point. PVC double glazed window overlooking rear garden.



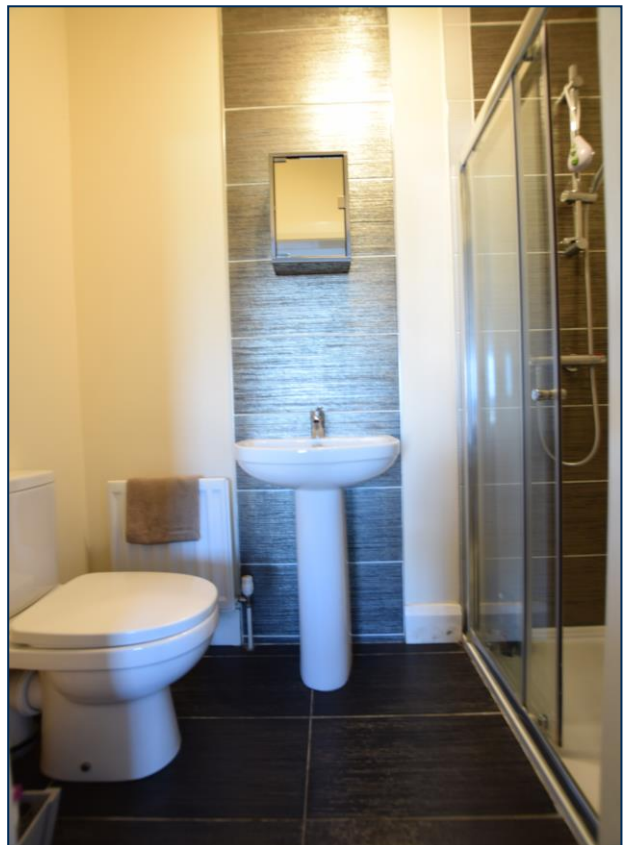
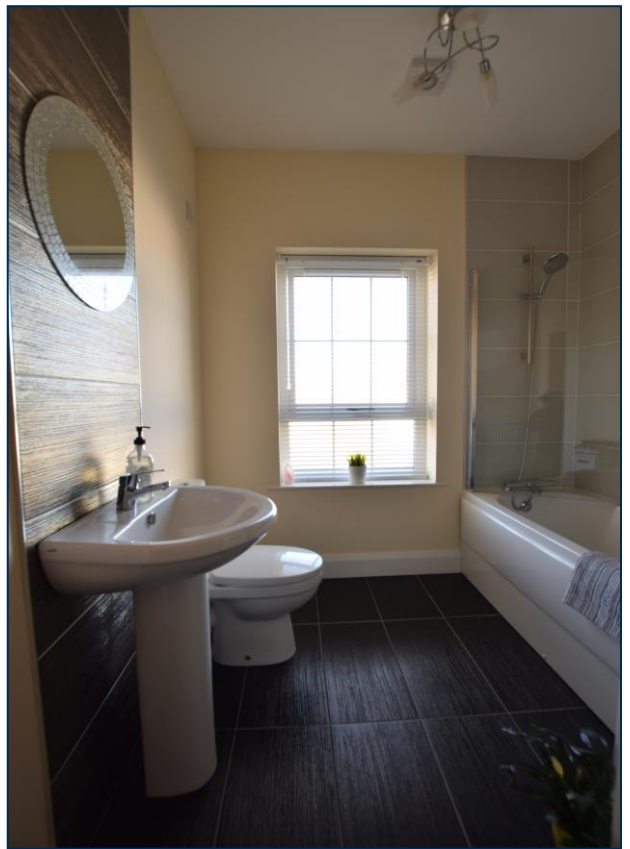
### **BEDROOM 3:**

*3.27m x 2.38m (at widest point)*

Generous third bedroom with single radiator, TV point and PVC double glazed window overlooking front.

## EXTERNAL FEATURES:

- Fully Enclosed Private Rear Garden With Patio Area And Laid In Neat Lawn
- Tarmac Driveway With Ample Space For Several Vehicles
- Outside Lights & Tap
- Landscaped Front Garden



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Whilst we endeavour to make our sale / letting details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to take the accommodation, please contact our offices and we will be pleased to verify the information to you.

All prices and rentals quoted are exclusive of VAT (if applicable).

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