



FOR SALE

41 Rathmena Drive

Ballyclare, BT39 9HZ



Offers over £209,950



Beautifully presented and impeccably maintained throughout, this attractive semi-detached home occupies a prime position within one of Ballyclare's most highly regarded residential areas. Offering bright, spacious and well-appointed accommodation, the property boasts three well-proportioned bedrooms, a generous lounge with feature fireplace, separate dining room, contemporary fitted kitchen and a modern family bathroom.

Externally, the home has been thoughtfully designed for low-maintenance living, featuring a fully enclosed, paved rear garden, detached single garage, private driveway providing parking for multiple vehicles, and a neatly presented front garden with artificial lawn.

Perfectly suited to families and professionals alike, the property's exceptional location is a standout feature. Ballyclare High School, Fairview Primary School and several other leading local schools are all within comfortable walking distance, while Ballyclare town centre, an excellent range of amenities and convenient public transport links are just a short stroll away.

HALLWAY 12'7 x 6'11 (3.84m x 2.11m)
uPVC front door with glazed insets and side panel. Tiled flooring. Access to storage.

STORAGE 3'5 x 3'9 (1.04m x 1.14m)

LIVING ROOM 14'3 x 12'7 (4.34m x 3.84m)
Feature wall mounted electric fire. Feature wood paneling. Laminate wood effect flooring. Recessed spotlights. Cornice ceiling.

FITTED KITCHEN 11'9 x 10'5 (3.58m x 3.18m)
Range of high and low level units with contrasting formica worktops. Composite sink unit with drainer and mixer taps. Eye level Hotpoint oven and grill. Integrated electric hob. Integrated stainless steel extractor fan. Integrated fridge freezer. Plumbed for washing machine. Tiled splashback. Tiled flooring. Access to rear garden,

DINING ROOM 9'11 x 11'9 (3.02m x 3.58m)
Laminate wood flooring

FIRST FLOOR

BEDROOM 1 12'9 x 12'11 (3.89m x 3.94m)
Built in storage.

BEDROOM 2 12'7 x 9'4 (3.84m x 2.84m)
Built in storage, Built in wardrobe.

BEDROOM 3 7'9 x 8'1 (2.36m x 2.46m)
Laminate wood flooring.

BATHROOM 5'11 x 9'6 (1.80m x 2.90m)
White suite comprising partially enclosed rainfall shower unit. Vanity style sink unit with mixers taps. Low flush W/C. Tiled walls. Tiled flooring. Recessed spotlights.

LANDING 7'8 x 9'3 (2.34m x 2.82m)
Access to roofspace.

GARAGE 22'4 x 14'4 (6.81m x 4.37m)
Light and power. Up and over door.

OUTSIDE
Enclosed rear garden with feature paving. Outdoor tap. Outdoor light.

Front garden with artificial grass and feature paved driveway

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Do you need a mortgage to finance the property? Contact Smart Mortgages on 02893 438092.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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