



## 36 Craighill Park

Ballyclare, BT39 9ZN

Offers over £269,950



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Situated in a highly desirable residential location, 36 Craighill Park is a beautifully presented four-bedroom detached family home offering spacious and modern accommodation throughout. Conveniently located with ease of access to Ballyclare's leading schools, shops and local amenities, this superb property is perfectly suited to contemporary family living.

The heart of the home is the stylish modern kitchen with feature island, seamlessly open plan to a bright sunroom area, creating an ideal space for everyday living and entertaining. An open plan lounge and dining area further enhances the generous ground floor layout, while a separate utility room and downstairs W/C add to the home's practicality.

Upstairs, the property offers four well-proportioned bedrooms, including a spacious master bedroom complete with built-in wardrobes and ensuite bathroom. A luxury four-piece family bathroom suite serves the remaining bedrooms.

Externally, the property benefits from a front garden laid in lawn and a tarmac driveway providing parking for multiple vehicles. The low-maintenance rear garden has been thoughtfully designed for relaxing and entertaining, featuring raised decking, a garden room and a covered feature bar area, making this an exceptional outdoor space to enjoy year-round.

## HALLWAY

14'2 x 6' 11 (4.32m x 1.83m 3.35m)

Composite front door with feature glazed panels. Ceramic tiled flooring.

## TOILET

6'11 x 6 (2.11m x 1.83m)

White suite comprising low flush W/C. Vanity style sink unit with mixer taps. Heated chrome towel rail. uPVC cladding.

## LIVING ROOM

24' 4 x 13' 8 (7.32m 1.22m x 3.96m 2.44m)

Feature open fire with wood surrounding and mantle. Tiled inset and matching hearth. Solid wood flooring. Recessed spotlights.

## FITTED KITCHEN

21' 1 x 18' 10 (6.40m 0.30m x 5.49m 3.05m)

Shaker style kitchen with a range of high and low level units with contrasting granite worktops and matching upstand. Belfast style sink unit with mixer taps. Feature island with breakfast bar area. Integrated dishwasher. Eye level integrated oven and microwave. Integrated extractor fan. Display cabinets. Tiled flooring. Recessed spotlights.

## UTILITY

7'5 x 5'4 (2.26m x 1.63m)

Range of high and low level units with contrasting worktops. space for washing machine and tumble dryer. Stainless steel sink unit with drainer and mixer taps. Tiled flooring. Access to rear garden.

## SUNROOM

9'11 x 9' 5 (3.02m x 2.74m 1.52m)

Wall mounted electric fire. Laminate wood effect flooring. Recessed spotlights. Access to rear garden via double patio doors.

## BEDROOM 1

11'9 x 11x 1 (3.58m x 3.35m x 0.30m)

Built in furniture.

## ENSUITE

2'6 x 8' 1 (0.76m x 2.44m 0.30m)

White suite comprising low flush W/C. Vanity style wash hand basin with mixer taps, Fully enclosed shower unit. Heated towel rail. uPVC cladding. Tiled flooring.

## BEDROOM 2

11' 1 x 10'5 (3.35m x 3.18m)

## BEDROOM 3

10'11 x 10'5 (3.33m x 3.18m)

## BEDROOM 4

10'3 x 9'9 (3.12m x 2.97m)

## BATHROOM

9'7 x 6'6 (2.92m x 1.98m)

White suite comprising paneled bath with mixer taps. Disability access shower unit. Low flush W/C. Vanity style sink unit with mixer taps. Vinyl flooring. uPVC cladding.

## LANDING

10'11 x 13;6 (3.33m x 3.96m;1.83m)

Access to storage. Access to roofspace.

## STORAGE

6'2 x 1'11 (1.88m x 0.58m)

## OUTSIDE

Front laid in lawn bordered by mature shrubbery. Tarmac finished driveway for multiple vehicles.

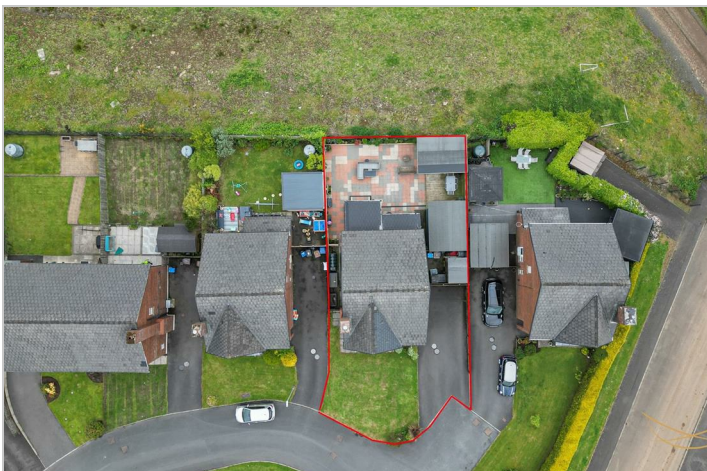
Rear feature paving bordered by flower beds and

raised decking area with garden room and sheltered bar area. Outdoor tap. Outdoor lighting.

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

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### Road Map



### Hybrid Map



### Terrain Map



### Floor Plan

**36 Craighill Park, Ballyclare**

**Ground Floor**

**First Floor**

### Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph

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

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