



15 Avondale Drive

Ballyclare, BT39 9EB



Offers over £174,950



Nestled within one of Ballyclare's most sought-after residential locations, this beautifully presented semi-detached home offers bright, spacious accommodation perfectly suited to modern family living. Boasting an attractive bay-fronted façade, the property features two generous reception rooms, a contemporary fitted kitchen, a white family bathroom suite, and three well-proportioned bedrooms, creating a home that is both stylish and practical throughout.

Outside, the property benefits from generous enclosed front and rear gardens, ideal for families and outdoor entertaining, together with the added convenience of a detached single garage. Direct access to the park area.

Ideally located within walking distance of local schools, shops, everyday amenities and excellent public transport links, this is a fantastic opportunity to purchase a superb family home in a highly desirable area.

HALLWAY 13'1 x 6'2 (3.99m x 1.88m)
Composite front door with glazed inset and side panel. Tiled flooring.

LIVING ROOM 13'1 x 12'1 (3.99m x 3.68m)
Bay fronted window. Feature open fire with tiled surround, contrasting tiled hearth. Laminate wood flooring. Cornice ceiling. Ornate ceiling rose.

DINING ROOM 9'9 x 7'10 (2.97m x 2.39m)
French doors leading to rear garden. Laminate wood flooring. Cornice ceiling. Ornate ceiling rose.

FITTED KITCHEN 10'6 x 9'10 (3.20m x 3.00m)
Range of high and low level units with contrasting formica worktops. Stainless sink unit with drainer and mixer taps. Integrated oven. Integrated hob. Integrated extractor fan. Tiled splashback. Tiled flooring. Recessed spotlights. Access to rear garden.

FIRST FLOOR

BEDROOM 1 13 x 8'6 (3.96m x 2.59m)
Laminate wood flooring.

BEDROOM 2 11'5 x 9'10 (3.48m x 3.00m)
Built in sliderobes. Vinyl flooring.

BEDROOM 3 10 x 9'10 (3.05m x 3.00m)
Laminate flooring.

LANDING 9'10 x 5'7 (3.00m x 1.70m)
Access to storage.

STORAGE 2'7 x 2'4 (0.79m x 0.71m)

BATHROOM 6'10 x 6'10 (2.08m x 2.08m)
White suite comprising paneled bath with mixer taps and overhead shower. Low flush W/C. Pedestal wash hand basin with mixer taps. Vinyl flooring. Tiled splashback.

GARAGE 13'4 x 19 (4.06m x 5.79m)
Roller door. Light and power. Warm flow boiler.

OUTSIDE
Benefiting from large fully enclosed site, front and side paved area. Detached single garage. Fully enclosed rear garden with paving. Outdoor tap. Outdoor lighting.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.