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TO LET

# 100 Gateside Manor, Ballyclare, BT39 9GA

Well Presented Four Bedroom House (Unfurnished)

# LOCATION

The subject property is located in Gateside Manor, a popular development situated just off the Victoria Road and c. 1 mile from the centre of Ballyclare.

Ballyclare is a busy provincial market town that is popular with commuters due to its excellent transport links with the rest of the Province.

The town is located c. 16 miles north of Belfast, c. 11 miles from Antrim, c. 20 miles from Ballymena and c. 4 miles from the M2 motorway intersection at Templepatrick.

# DESCRIPTION

The subject comprises a four-bedroom two-storey detached property with off street parking and private garden.

The ground floor comprises reception hall, living room, kitchen / diner, sunroom, utility room, WC, and store. The rooms are all well-proportioned with good levels of natural light throughout. The living room has hardwood floors and a feature fireplace.

The kitchen / diner has tiled floors, fitted upper and lower cabinets and appliances including fridge and freezer, dishwasher, and washer / dryer. The kitchen leads to the bright sunroom overlooking the private garden to the rear.

On the first floor there are four bedrooms (master with ensuite shower room) and a family bathroom. The bedrooms have recently been recarpeted and the master bathroom recently refurbished to a high standard.

The property benefits from PVC double glazed windows and oil-fired central heating.

Externally there is a gravel driveway and lawned area at the front of the property and a private fenced garden to the rear.

# LEASE DETAILS

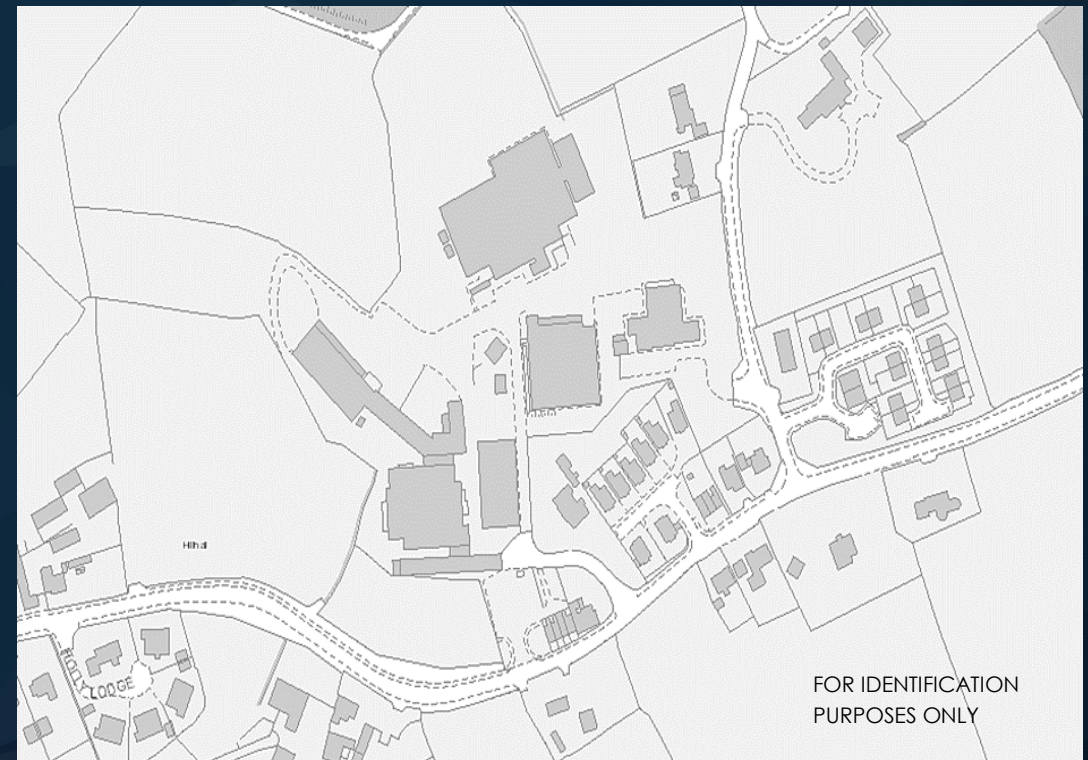
RENT: £925 p.c.m.

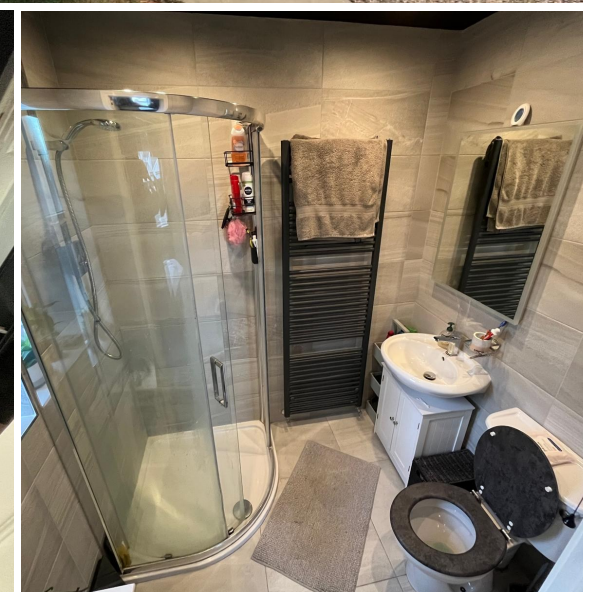
TERM: Initial 1 year agreement.

## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 9497





# ACCOMMODATION

DESCRIPTION	AREA SQ M	AREA SQ FT
<b>GROUND FLOOR</b>		
Living Room	17.9 sq m	193 sq ft
Kitchen / Dining Room	16.4 sq m	177 sq ft
Sunroom	8.09 sq m	87.1 sq ft
Utility Room	4.43 sq m	47.7 sq ft
WC	-	-
Store	0.75 sq m	8.1 sq ft
<b>GROUND FLOOR TOTAL</b>	<b>45.6 sq m</b>	<b>491 sq ft</b>
<b>FIRST FLOOR</b>		
Bedroom Room 1	10.3 sq m	111 sq ft
Ensuite	-	-
Bedroom 2	9.57 sq m	103 sq ft
Bedroom 3	7.03 sq m	75.7 sq ft
Bedroom 4	5.11 sq m	55 sq ft
Bathroom	-	-
<b>FIRST FLOOR TOTAL</b>	<b>32 sq m</b>	<b>344 sq ft</b>
<b>TOTAL NET INTERNAL AREA</b>	<b>77.6 sq m</b>	<b>835 sq ft</b>

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# EPC

## (ENERGY PERFORMANCE CERTIFICATE)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59   D	67   D
39-54	E		
21-38	F		
1-20	G		



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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## O'CONNOR KENNEDY TURTLE

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