

15 Elder Vale Drive, Ballyclare, BT39 8AH



- Superb Period Styled Semi Detached
- 3 Bedrooms/ 2+ Receptions
- Contemporary Open Plan Kitchen/ Living/ Dining Layout
- Luxury Shaker Kitchen With Centre Island
- Sun Lounge Extension / Luxury Family Bathroom
- Select Modern New Development In Central Location
- Beautifully Presented Throughout / Private Driveway To Side
- Deluxe En Suite Bathroom/ Ground Floor Furnished Cloakroom
- Double Glazed Windows/ Gas Central Heating
- Private South Westerly Facing Hard Landscaped Rear Garden

PRICE Offers Over £249,950



Situated within the popular Elder Vale development. This superb beautifully presented period styled semi detached extends to circa 1135 sq ft and enjoys a spacious living layout coupled with a high internal specification. The property boasts numerous upgrades and will interest the buyer searching a new home with a 'high end' turn key specification without the wait. Boasting a contemporary styled open plan luxury kitchen with living / dining layout, sun lounge extension, luxury family bathroom & deluxe ensuite. Externally the property enjoys a hard landscaped private south westerly facing rear garden and a private driveway to side. An early viewing is advised.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Front door into:-

WELL PRESENTED SPACIOUS ENTRANCE HALL

Tiled floor extending through to open plan kitchen/ living/ dining/ sun lounge at rear.

MODERN FURNISHED CLOAKROOM

Comprising button flush w.c and semi pedestal wash hand basin with tiled splashback and monobloc tap. Circular LED bathroom mirror.

LOUNGE

18'9" x 10'7" (5.72m x 3.23m)

Into bay window. Feature Inglenook. Quality Herringbone light oak effect strip flooring.



CONTEMPORARY OPEN PLAN KITCHEN/ LIVING/ DINING

19'0" x 12'2" (5.79m x 3.71m)

Approx. Incorporating luxury modern kitchen equipped with a comprehensive range of high and low level fitted units in matt white finish with contrasting work surfaces. A host of integrated appliances including fridge freezer, eye level oven & microwave, 4 ring gas hob with overhead extractor fan housed in flush recess. Fixed centre island with breakfast bar style return for casual dining with inlaid ceramic sink and colour coded mixer tap. Integrated dish washer & washing machine. Understairs storage cupboard. Open plan to:-

SUN LOUNGE EXTENSION

9'8" x 8'10" (2.95m x 2.69m)

Double glazed external door with dual window aspect opening out to hard landscaped rear garden.



FIRST FLOOR

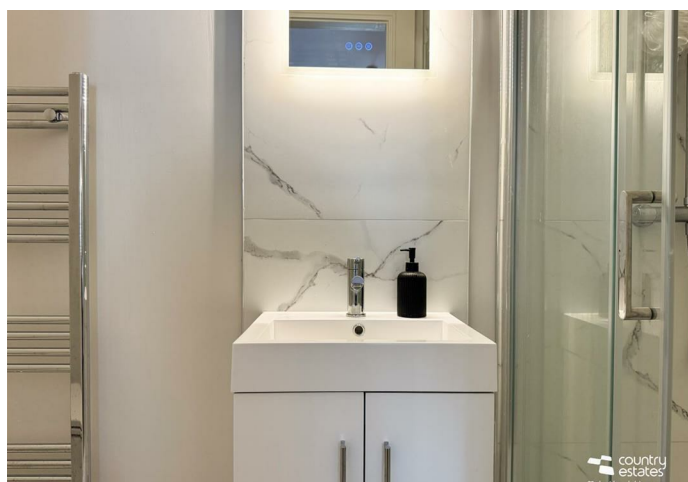
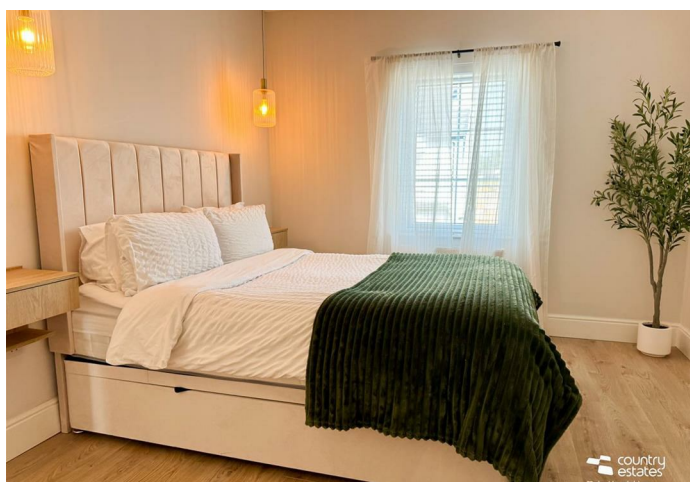
BEDROOM 1

13'1" x 10'8" (3.99m x 3.25m)

Quality light oak effect laminate plank flooring.

LUXURY EN SUITE

Comprising button flush wc, floating modern vanity unit with tiled accent panel and monobloc tap. Wired for LED mirror. Fully tiled full width shower enclosure with drench style shower and hand shower attachment. Tiled floor.



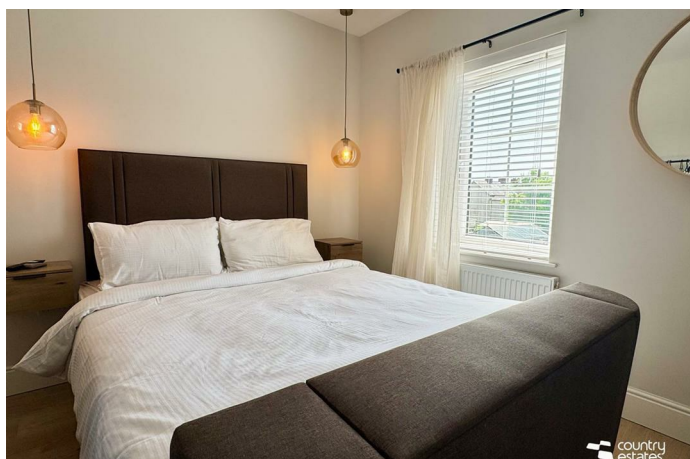
BEDROOM 2

10'8" x 10'2" (3.25m x 3.10m)

Quality light oak effect laminate plank flooring.

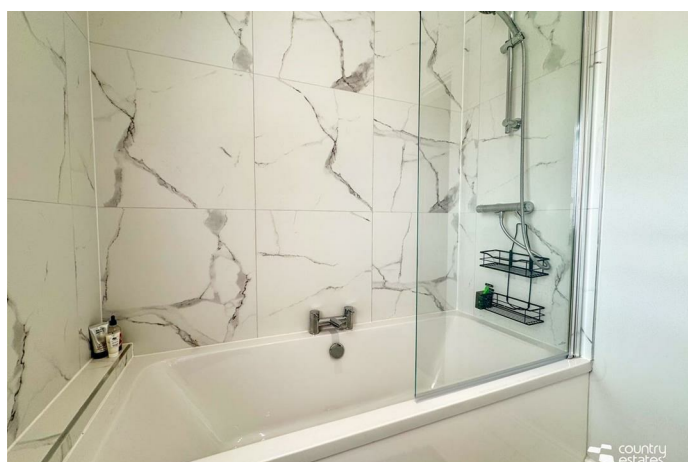
BEDROOM 3

9'10" x 7'10" (3.00m x 2.39m)



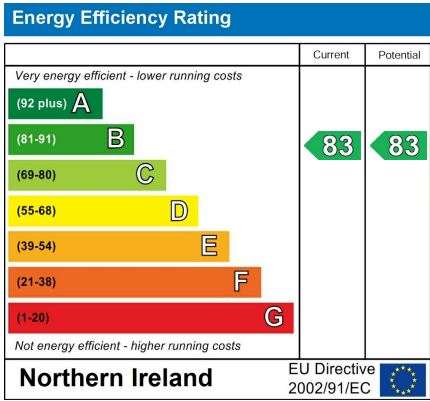
LUXURY FAMILY BATHROOM

Comprising button flush w.c, modern floating vanity unit with tiled accent panel, monobloc tap. Wired for LED mirror. Panelled bath with fixed shower screen and shower attachment. Complementary wall tiling. Tiled floor.



OUTSIDE

Neat well maintained garden to front in lawn.
Private driveway to side with ample parking.
Private enclosed south westerly facing patio garden to rear (recently completed in April) hard landscaped with stoned edges. Screened by perimeter fence. A perfect space for family barbeques and evening entertaining.



IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



You Talk. We Listen.

T: 028 9318 0002
Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

