

15 Grange Valley Way, Ballyclare, BT39 9AZ



- Semi-Detached Family Home
- Flexible Living Layout
- 4/5 Well Proportioned Bedrooms
- Spacious Lounge
- Shaker Style Kitchen With Casual Dining Aspect
- Recently Installed Ground Floor Shower Room
- Master Bedroom with Ensuite Shower Room
- Converted Detached Garage with Lights/Power/Heating
- Private Driveway to Side/Enclosed Garden to Rear
- Highly Sought After Popular Location

PRICE Offers Around £219,950

Conveniently located close to Ballyclare town centre, local schools, shops and commuter routes. This attractive and beautifully presented semi-detached home offers an exceptionally flexible layout, ideal for modern family living. The property features a spacious lounge, separate family room, a stylish shaker-style kitchen with casual dining area, a contemporary ground-floor shower room and four generously proportioned bedrooms, including a principal bedroom with ensuite. Outside, the home benefits from a private driveway, an enclosed low-maintenance rear garden and a fully converted detached garage, ideal as a games room, home office or entertainment space.

> Sales > New Homes > Commercial > Rentals > Mortgages

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

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

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

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door with matching side screen into:-

SPACIOUS WELL PRESENTED ENTRANCE HALL

With quality laminate flooring. Boiler cupboard. Stairs to first floor.

SPACIOUS LOUNGE 17'2" x 12'11"

Currently arranged as an additional bedroom, demonstrating the flexibility of the accommodation.

FAMILY ROOM 10'5" x 7'10"

Quality laminate flooring. Built in storage cupboard.



BEDROOM 3 11'1" x 6'2"

Bespoke fitted built in wardrobes.

BEDROOM 4 10'2" x 7'10"

Currently utilised as a home gym.



MODERN FITTED SHAKER STYLE KITCHEN 15'8" x 10'9"

Well-appointed shaker-style kitchen fitted with an extensive range of high and low level units, contrasting worktops and integrated appliances including a gas hob, fridge/freezer and dishwasher. The kitchen also provides space for casual dining and direct access to the rear garden.

RECENTLY INSTALLED SHOWER ROOM

Comprising large walk in shower with thermostatically controlled shower unit, pedestal wash hand basin with monobloc tap, and a button flush WC. PVC panelled walls and ceiling. LVT flooring. Vertical radiator.



FIRST FLOOR

LANDING

With quality laminate flooring.

BEDROOM 1 12'9" x 12'9"

Built in three bay mirrored slide robes. Quality laminate flooring. Dual Velux window aspect.

ENSUITE SHOWER ROOM

Comprising tiled shower cubicle with electric shower unit, pedestal wash hand basin, and a button flush WC. Fully tiled. Velux window.



BEDROOM 2 16'0" x 7'10"

Quality laminate flooring. Built in storage to eaves. Recessed down lighting.



OUTSIDE

Low maintenance front garden laid in artificial grass. Private driveway to side for off-street parking.
Private enclosed rear garden designed offering an excellent space for outdoor dining, entertaining and family enjoyment.
Shed to side for storage, equipped with lighting.

MATCHING DETACHED GARAGE 19'0" x 8'10"

A superb fully converted detached garage with power, lighting and heating, offering excellent versatility as a games room, home office, gym, cinema room or hobby space.



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

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



The Mortgage Shop

You Talk. We Listen.

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