

7 Village Hill, Straid, BT39 9WQ



PRICE Offers Over £299,950

Positioned on a prime corner site within a highly regarded village location this spacious well presented detached family home enjoys a well balanced living layout incorporating 4 bedroom, 3 receptions, ensuite, modern family bathroom and utility room. Externally the property boasts a superb professionally hard landscaped garden to rear perfect for evening entertaining or relaxing. With property prices on the increase this property represents excellent value for money. An early viewing is recommended.

> 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

- **Modern Detached Family Home**
 - **4 Bedrooms**
 - **3+ Receptions**
- **Highly Regarded Village Location**
 - **Prime Mature Corner Site**
- **Deluxe Modern Family Bathroom**
- **Shaker Style Fitted Kitchen / Modern Utility Room**
- **Professionally Hard Landscaped Gardens To Rear**
 - **Large Detached Garage Plus Parking Area**
- **Double Glazed Windows/ Oil Fired Central Heating**



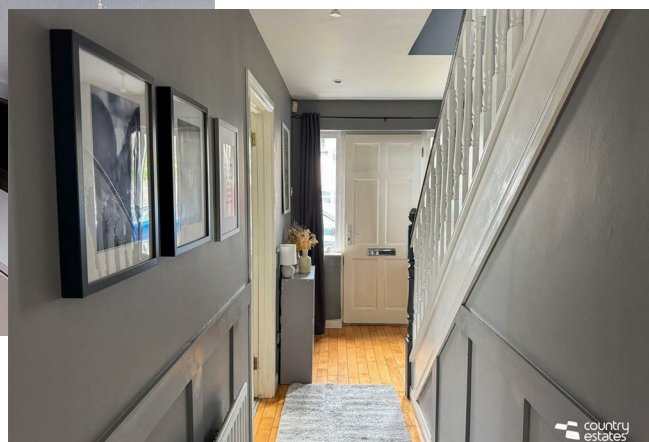
ACCOMMODATION

GROUND FLOOR

Hardwood Front door with double glazed side screens into:-

SPACIOUS ENTRANCE HALL

Understairs storage cupboard. Feature painted wall panelling. Quality exposed hardwood wooden flooring extending into:-



LOUNGE 14'8" x 10'9"

Dual wall light facility. Presently used as home office.

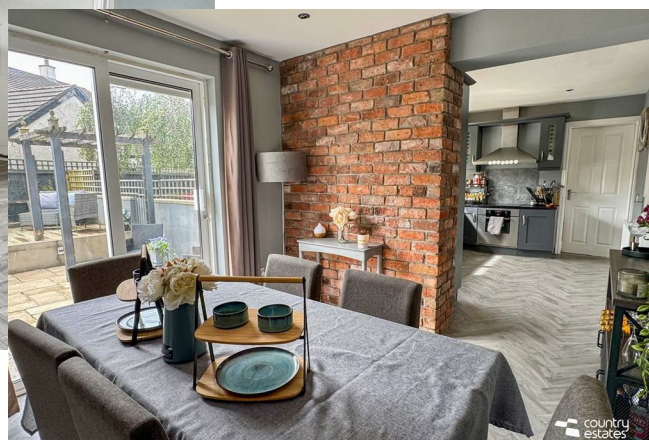


MODERN SHAKER FITTED KITCHEN 11'8" x 10'0"

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. A host of integrated appliances including oven with 4 ring hob and overhead extractor fan housed in stainless steel canopy, fridge freezer and dishwasher. Twin glass display cabinets. Vinyl floor covering (tiled below). Open plan through to dining room.

DINING ROOM 9'9" x 10'0"

Feature exposed brick wall. Sliding double glazed patio doors to courtyard style hard landscaped gardens.



FAMILY ROOM 11'9" x 14'7"

Attractive horseshoe style cast iron fireplace with polished granite hearth. Feature painted panelled accent wall. Quality walnut effect laminate flooring.



UTILITY ROOM 10'0" x 6'6"

Fitted with a range of modern high and low level storage units. Plumbed for washing machine. Vinyl floor covering (tiled below). External hardwood door to gardens.

FIRST FLOOR

BEDROOM 1 14'8" x 11'0"

Dual window aspect Feature painted panelled accent wall. Built in wardrobe.

EN SUITE

Comprising pedestal wash hand basin with mono block tap, low flush w.c and step in fully tiled shower enclosure. Tiled floor and fully tiled walls.



BEDROOM 4 10'1" x 10'6"

At max. Laminate flooring.

BEDROOM 3 10'3" x 9'7"

Laminate flooring. Built in sliderobe.



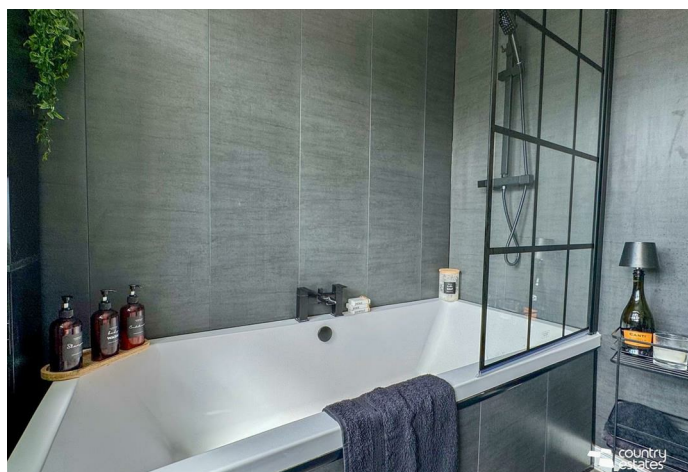
BEDROOM 2 10'3" x 11'6"

Laminate flooring. Built in double sliderobe.



MODERN WHITE BATHROOM SUITE

Comprising bath with fixed matt black grid shower screen with colour coded co-ordinating drench style shower and hand shower attachment, button flush w.c. and pedestal wash hand basin. Vinyl floor. Complementary waterproof wall panelling.



OUTSIDE

Large prime corner site with neat well maintained gardens to front and side in lawn.

Driveway to side with ample parking for a variety of vehicles and parking forecourt. Paved patio area to gable.

Professionally hard landscaped courtyard style gardens to rear in two sections.

Screened by perimeter fence and a variety of mature trees. Gardens stocked with a variety of shrubs and plants.

Feature raised private decked area perfect for evening entertaining.

LARGE DETACHED GARAGE 10'2" x 25'10"

Roller shutter door. Power and light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	69
(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**
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 T: 028 9318 0002
 Fiona.hannah@themortgageshop.net

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