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7 Willendale Gardens, Ballyclare, BT39 9WL









- **Modern Semi Detached House**
- **3 Bedrooms/ 1 Reception**
- **Deluxe Fitted Kitchen With Integrated Appliances**
- **Fitted Utility Room/ Cloakroom With W.C**
- **Master Bedroom With En Suite**
- **Modern 4 Piece Bathroom Suite**
- **Gas Fired Central Heating**
- **PVC Double Glazed Windows And French Doors**
- **Floored Roof Space With Pull Down Ladder**
- **Private Rear Garden With Perimeter Fencing / Patio Area**

PRICE Offers Over £209,950

Modern semi detached house located just off Doagh Road, Ballyclare. Accommodation briefly comprises three well proportioned bedrooms, with master en suite, a spacious lounge, luxury open plan kitchen with dining aspect, ground floor cloakroom, utility room and modern recently installed family bathroom suite. Externally the property enjoys private parking to side and an enclosed well maintained garden to rear. An early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE
Composite front door with multi point locking system and double glazed overhead fanlight.

ENTRANCE HALL
Ceramic tiled floor. Half panelled walls. Stairwell to first floor.

LIVING ROOM 15'1" x 12'5"
Attractive inglenook style fireplace with cast iron multi fuel stove on a granite hearth. Feature panelled wall. LVT 'Herringbone' flooring.





KITCHEN / DINING 16'11" x 10'2"
With range of high and low level units in two tone finish with contrasting granite effect worksurfaces and upstands. One and a half bowl stainless steel sink inset with pull out mixer tap. Inlaid 4 ring ceramic hob with stainless steel extractor fan and mirrored splashback. Integrated appliances to include fridge/ freezer, dishwasher and oven. Recessed under unit light. Recessed ceiling lights. Space for dining area. Double glazed French doors to rear garden. Tiled floor.





UTILITY ROOM
Range of high and low level units with matching work surfaces. Inlaid stainless steel sink unit with swan neck mixer tap. Housing gas fired central heating boiler. Recess and plumbing for washing machine. Understair storage. Tiled floor.

DOWNSTAIRS WC
Comprising button flush w.c and pedestal wash hand basin with single block mixer tap. Tiled floor.

FIRST FLOOR

LANDING
Access to hot press. Access to floored roof space via pull down ladder with light and double socket.

MASTER BEDROOM 13'5" x 10'5"
Feature panelled wall. Laminate Flooring.

EN SUITE
With recently installed three piece suite comprising fully tiled shower cubicle with rainfall head attachment and sliding screen doors, button flush w.c. and wash hand basin set into vanity unit. Tiled floor. Half tiled walls.




BEDROOM 2 11'5" x 9'2"
Feature panelled wall. Laminate Flooring.

BEDROOM 3 11'5" x 6'10"
Half panelled walls.





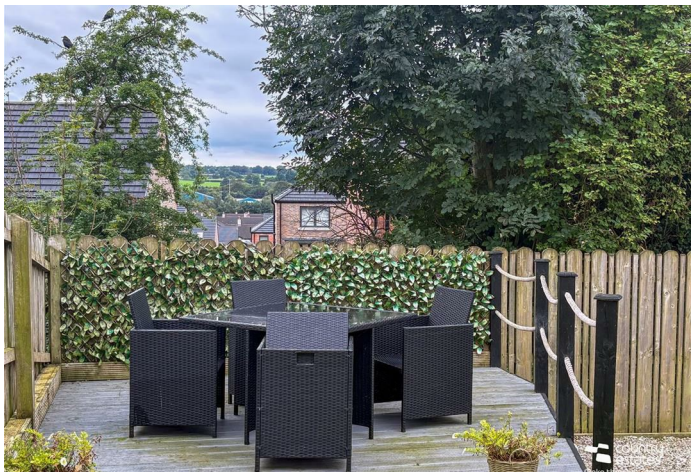
BATHROOM WITH FOUR PIECE SUITE
Comprising freestanding bath, corner shower cubicle with folding screen door and rainfall head attachment, button flush w.c. and wash hand basin set into vanity unit. Wood effect tiled floor.

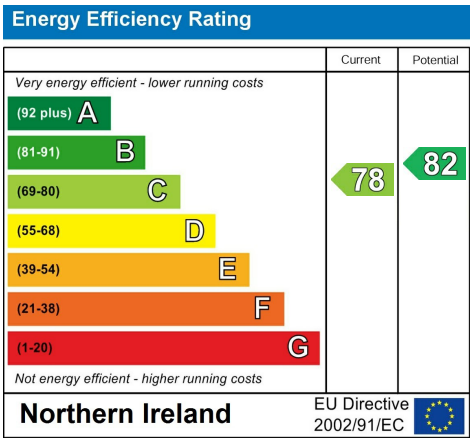



OUTSIDE

Situated in modern development just off Doagh Road in Ballyclare affording easy access to local schools and town centre amenities.
Tarmac driveway to side and lawn to front.
Secure gateway at gable side accessing private rear garden with perimeter fencing. Paved patio area. Raised decking area.
Electric EV charger.







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

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