info@country-estates.com www.country-estates.com

20 Grange Valley Park, Ballyclare, BT39 9HG









- **Semi-Detached Bungalow**
- **Three Well Proportioned Bedrooms**
- **Modern Open Plan Living Layout**
- **Spacious Lounge**
- **Modern Kitchen with Range of Integrated Appliances**
- **White Family Bathroom Suite**
- **Matching Detached Garage with Lights and Power**
- **Large Site with Ample Parking to Front and Gardens to Side/Rear**
- **PVC Double Glazing/Oil Fired Central Heating**
- **Quiet Residential Location**

PRICE Offers Over £199,950

Positioned within a well regarded established development just off Avondale drive in Ballyclare adjacent to the Six mile river park and within comfortable walking distance to town centre, this bungalow is well presented throughout and is ideal for the purchaser searching for one level living. Enjoying a well planned living layout incorporating three well proportioned bedrooms, modern open plan living, kitchen and dining space and a white family bathroom suite.

Externally, sitting on a large mature site, the property enjoys well maintained gardens to front, back and side with ample parking leading to a detached garage. With a high level of interest expected an early viewing is advised.

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

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

ACCOMMODATION

ENTRANCE
PVC double glazed front door with leaded glass insets with matching side screens into spacious well presented entrance hall with quality laminate flooring extending into:

SPACIOUS LOUNGE 15'8" x 11'1"
Recessed downlighting. Open into:





MODERN KITCHEN WITH DINING ASPECT 15'10" x 13'5"
Equipped with a range of high and low level shaker style fitted units and contrasting work surfaces with breakfast bar style return. 1.5 bowl ceramic sink unit with drainer. With a range of integrated appliances to include oven, separate four ring electric hob with stainless steel splashback, overhead extractor fan housed with glass hood, and a dishwasher. Space for free standing fridge freezer. Tiled floor. Open into small conservatory extension with PVC double glazed door to rear.





REAR HALL
Tiled floor. Hot press storage cupboard. Access to roof space.



BEDROOM 1 13'1" x 8'10"
Quality laminate flooring.

BEDROOM 2 9'10" x 9'2"
Quality laminate flooring. Presently used as dressing room.

BEDROOM 3 9'10" x 9'2"
Quality laminate flooring.





MODERN BATHROOM
Comprising panel bath with electric shower unit over, pedestal wash hand basin with monobloc tap and a button flush WC. Tiled walls. Tiled floor. Recessed down lighting.



OUTSIDE

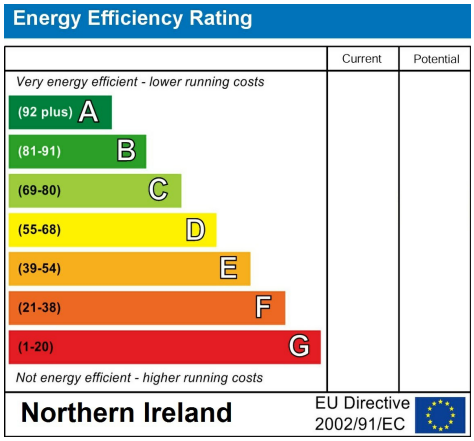
Positioned on a large site with gardens to front, side and rear. Block paved driveway to side accessed via twin gates, leading to detached garage with ample space for a variety of vehicles. Garden to front in lawn, stocked with a variety of mature shrubs. Paved patio terrace area to side.
Private enclosed hard landscaped garden to rear for easy maintenance with block paving and paved patio areas. Outside tap.

DETACHED GARAGE 19'0" x 17'0"

Equipped with power and lights. Electric roller door. Plumbed for washing machine.







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