

23 Willendale Meadows, Ballyclare, BT39 9WJ



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Deluxe Shaker Style Fitted Kitchen
- Deluxe Recently Installed En Suite
- Modern 4 Piece Bathroom Suite
- Highly Regarded Development
- PVC Double Glazed Windows And Doors
- Gas Fired Central Heating/ Alarm System
- Fitted Utility Room/ Cloakroom With W.c.

PRICE Offers Over £198,950

Positioned within a highly regarded established development. This modern 3 bedroom semi detached family home extends to approximately 1100 sq ft and enjoys a well planned living layout. The property has been finished to a very high specification throughout and benefits from a recently installed four piece family bathroom and modern en suite shower room. Perfect for the buyer searching for a modern home at a realistic price. Viewing is highly 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

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Composite front door with double glazed fan light over into:-

WELL PRESENTED ENTRANCE HALL

Feature half panelled walls. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

Comprising pedestal wash hand basin with monobloc tap and button flush w.c. Half tiled walls in metro brick.

LOUNGE 15'3" x 13'6"

Attractive quality walnut effect laminate plank flooring. Solid oak mantle.



OPEN PLAN KITCHEN/ LIVING/ DINING LAYOUT 16'7" x 11'3"

Contemporary fitted kitchen with range of high and low level shaker style units with contrasting woodblock effect work surfaces and upstands. Inlaid single drainer stainless steel sink unit with swan neck mixer tap. Splashback tiling. Integrated 4 ring gas hob with electric underoven and overhead stainless steel pyramid style extractor unit. Integrated fridge freezer and dishwasher. Underunit lighting. Recessed ceiling lighting. Complementary wall tiling. Tiled floor. Twin PVC double glazed doors accessing rear garden.



UTILITY ROOM 6'7" x 4'9"

Workbench with low level units. Stainless steel sink unit with mixer tap. Housed boiler unit. Recess and plumbing for automatic washing machine and tumble dryer. Understair storage. Tiled floor.

FIRST FLOOR

LANDING

Gable side window. Access to partially floored roof space. Shelled storage cupboard.

BEDROOM 1 13'8" x 10'6"

EN SUITE SHOWER ROOM

With three piece white suite comprising fully tiled corner shower cubicle, button flush w.c and pedestal wash hand basin with mixer tap. Ceramic tiled floor. Recessed ceiling lighting.



BEDROOM 2 11'6" x 9'3"

BEDROOM 3 11'6" x 7'7"



LUXURY BATHROOM SUITE

Recently installed four piece family bathroom comprising panelled bath with mixer tap, large fully tiled shower enclosure with drench style shower and hand shower attachment, button flush w.c and modern vanity unit with colour coded monobloc tap. Tiled floor. Recessed ceiling lighting.



OUTSIDE

Situated in recently completed development just off Doagh Road in Ballyclare affording easy access to local town centre amenities.

Pink stone driveway with lawn to front.

Secure gateway at gable side.

Private enclosed rear garden laid in lawn.

Outside light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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.



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.

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