

14 Ollar Valley, Ballyclare, BT39 9ZE



- Superb Three Storey Semi Detached
- 4 Bedrooms/ 2 Reception Rooms
- Open Plan Luxury Shaker Kitchen With Living/ Dining Aspect
- Principal Bedroom With Dressing Room & Modern En Suite
- Superb Sun Lounge Extension
- Luxury Four Piece Family Bathroom
- Highly Regarded Exclusive Development
- Modern Furnished Cloakroom / Open Aspect To Front
- Extensive Private Garden to Rear / Driveway To Side For Number Of Vehicles
- PVC Double Glazed Windows/ Gas Heating

PRICE Offers Over £245,000

Positioned on a prime site enjoying an open aspect. This superb three storey semi detached boasts a well planned living layout incorporating an open plan luxury kitchen with living/ dining and sun lounge extension, a luxury four piece family bathroom and a principal bedroom with a spacious walk in dressing room with His & Hers bespoke fitted open wardrobes plus a deluxe modern en suite shower room. Externally there is a private driveway suitable for a number of vehicles and a large private garden to rear with paved patio perfect for family barbeques or evening entertaining. This home will interest the purchaser searching for a modern property without the wait and a home that enjoys a spacious flexible living layout with a 'Turnkey style finish'. 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

ACCOMMODATION

GROUND FLOOR

Front door into:-

SPACIOUS WELL PRESENTED ENTRANCE HALL

With grey coloured laminate floor. Recessed low voltage lighting.

FURNISHED CLOAKROOM

Comprising feature wash hand basin with monobloc tap tiled splashback and button flush w.c. Tiled floor.

LOUNGE 16'6" x 11'1"

Inglenook style fireplace with cast iron wood burning stove on slate hearth with wooden mantle. Fixed twin modern storage units with adjoining open alcove. Quality Herringbone style laminate flooring.



OPEN PLAN LUXURY KITCHEN/ LIVING/ DINING ASPECT 12'0" x 18'3"

Equipped with a comprehensive range of high and low level fitted shaker style units in dove grey finish with contrasting work surfaces and upstands. Inlaid Single drainer stainless steel sink unit with Swan neck mixer tap. A range of integrated appliances including eye level ovens, 4 ring gas hob with overhead extractor fan housed in stainless steel canopy with glass hood and splashback integrated dishwasher. Plumbed for washing machine. Tiled floor extending through into:-

SUN LOUNGE 11'6" x 9'9"

Twin PVC double glazed doors to patio and private rear garden.



FIRST FLOOR

LANDING AREA

BEDROOM 4 11'6" x 9'1"

Dual window aspect.

BEDROOM 3 12'9" x 9'9"

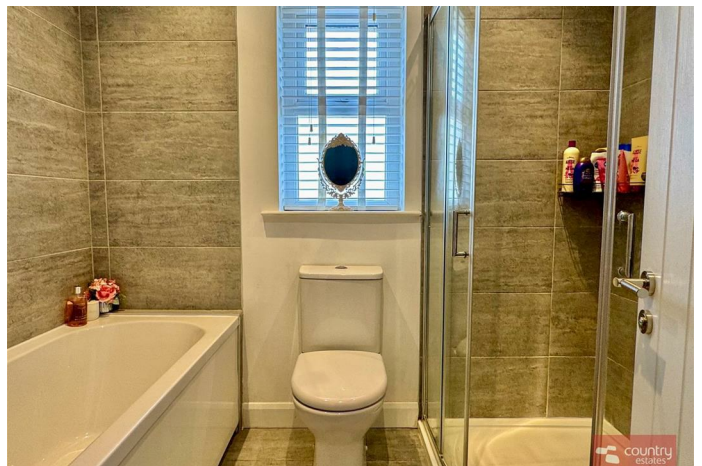
At max.



BEDROOM 2 12'9" x 8'7"

LUXURY MODERN FOUR PIECE FAMILY BATHROOM

Comprising panelled bath, fully tiled quadrant shower enclosure, button flush w.c. and modern floating vanity unit with monobloc tap. Tiled floor.



SECOND FLOOR

LANDING AREA

BEDROOM 1 (Principal Suite) 16'3" x 14'4"

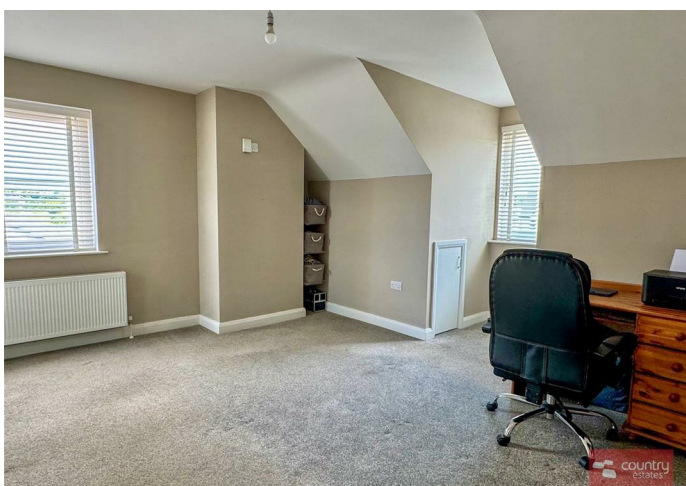
At max. Including walk in Dormer window to front elevation.

WALK IN DRESSING ROOM/ WARDROBE 9'11" x 5'3"

Velux window. Bespoke fitted His & Hers open wardrobes.

MODERN DELUXE EN SUITE

Comprising fully tiled quarter rounded shower cubicle, button flush w.c. modern floating vanity unit in gloss white with monobloc tap. Tiled floor. Velux window.



OUTSIDE

Neat well maintained garden to front.

Driveway to side with ample parking for a number of vehicles.

Extensive private garden to rear in lawn screened by perimeter fence with paved patio/ terrace. A perfect space for family barbeques or evening entertaining.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(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.

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