

10 Grange Valley Green, Ballyclare, BT39 9HD



- Superb Semi Detached
- 3 Bedrooms
- 1+ Reception
- Highly Regarded Location
- Integral Garage/ Utility Room
- Deluxe Modern Shower Room
- EV Charging Point
- PVC Double Glazing / Oil Fired Central Heating
- Beautifully Presented Throughout
- Perfect For First Time Buyers

PRICE Offers Over £169,950

Positioned within a well regarded popular location this superb three bedroom semi detached will ideally suit first time buyers who are searching for a home in an enviable location at a realistic price. Boasting a modern fitted kitchen, deluxe first floor shower room and garage with utility area 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

Composite front door with leaded glass inset and matching side screens into:-

WELL PRESENTED SPACIOUS ENTRANCE HALL

Feature oak staircase. Half panelled painted walls. Understairs storage cupboard. Service door to garage.

LOUNGE 13'6" x 11'6"

Feature freestanding wood burning stove on granite raised hearth. Stone clad accent panel. Quality oak effect laminate flooring. Twin French doors into:-



OPEN PLAN KITCHEN WITH DINING ASPECT 17'4" x 9'6"

Equipped with a comprehensive range of high and low level modern fitted units with contrasting wood effect work surfaces. Part tiled walls. Integrated oven with 4 ring hob and overhead extractor fan housed in stainless steel canopy with glass hood. Open ended corner displays. Fitted wine rack. Twin PVC double doors to private garden and patio.



FIRST FLOOR

WELL PRESENTED LANDING

With half panelled painted walls.

LUXURY CONTEMPORARY SHOWER ROOM

Comprising floating gloss vanity unit with monobloc tap, button flush w.c. and large walk in fully tiled shower enclosure with fixed full height glass screen, Drench style shower and hand shower attachment. Tiled floor. Complementary wall tiling. PVC panelled ceiling.

BEDROOM 1 11'8" x 8'6"

Bespoke fitted double wardrobe with box shelving. Fixed dressing table/ writing desk.



BEDROOM 2 10'6" x 9'4"

Equipped with a bespoke range of quality built in bedroom furniture in Oxford Blue finish. Large shelved hotpress.

BEDROOM 3 9'6" x 8'6"

Presently used as snug. Feature half panelled painted walls. Light oak effect laminate flooring. Large built in storage cupboard.



OUTSIDE

Outside large private garden to front in lawn stocked with a variety of shrubs and plants.

Private driveway with parking for a number of vehicles.

Large private enclosed garden to rear screened by perimeter fence and private composite deck area perfect for family barbecues and evening entertaining.

Electric car charger.

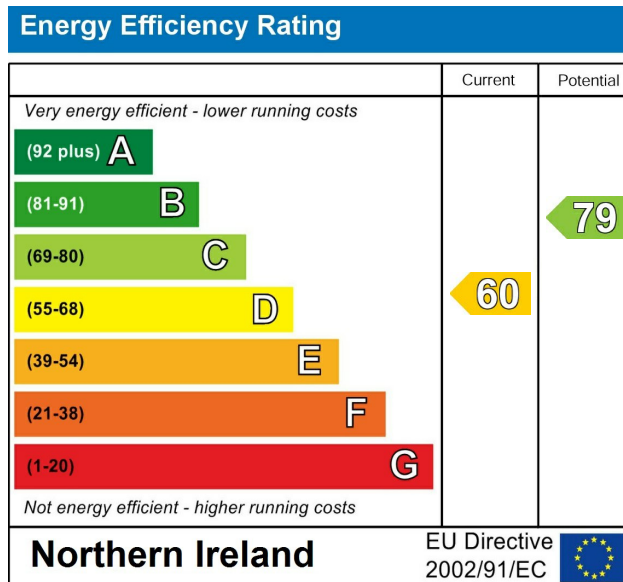
INTEGRAL GARAGE 21'0" x 11'1"

Roller shutter door. Power and light.

UTILITY AREA 11'0" x 6'2"

Plumbed for washing machine single drainer stainless steel sink. Oil fired boiler. Button flush WC. PVC double glazed door to garden.





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.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

PRS Property
Redress
Scheme