

28 Henryville Meadows, Ballyclare, BT39 9FY



- Modern Semi Detached
- 3 Bedrooms
- Lounge With Wood Burning Stove
- Spacious Fitted Kitchen With Open Plan Dining Area
- Downstairs Furnished Cloakroom
- Deluxe Bathroom
- Large South Facing Rear Garden
- PVC Double Glazed Windows / Oil Fired Central Heating
- Quiet End of Cul De Sac Location
- Excellent First Time Buy

PRICE Offers Over £169,950

Positioned within a quiet cul de sac in the popular Henryville development in Ballyclare. This 3 bedroom semi detached property has been substantially improved by the current owner with a recently installed downstairs furnished cloakroom, a deluxe 4 piece bathroom and modern kitchen/dining area. The property enjoys a spacious south facing rear garden. An early 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 HALL

Hardwood panelled front door. Double glazed side window. Laminate flooring. Recently installed solid wood internal doors with matching skirting. Understair storage cupboard.

LOUNGE 16'1" x 11'9"

Attractive fireplace with wood burning stove, slate hearth and wooden beam mantel. Open fire. Laminate flooring. Open square arch to:-

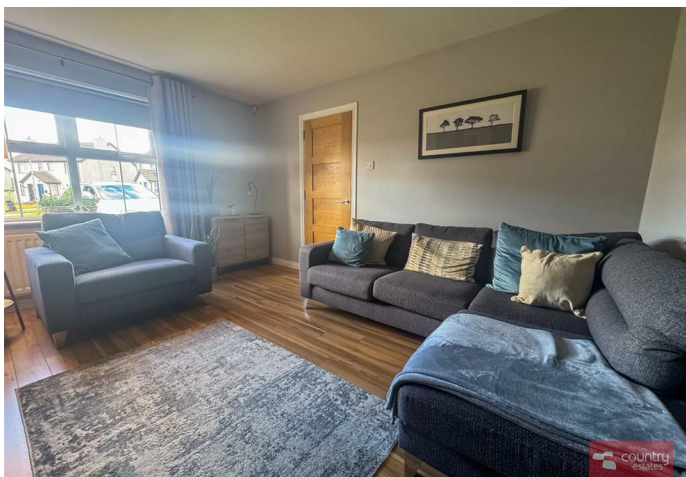


OPEN PLAN KITCHEN/ DINING AREA 18'8" x 11'5"

Comprehensive range of fitted high and low level units in maple shaker style finish with contrasting work surfaces and matching splashback. Glazed display cabinet. Space for slot in cooker with overhead concealed extractor fan. Inlaid one and half bowl stainless steel sink unit and mixer tap. Plumbed for automatic washing machine. Integrated fridge/ freezer. Recessed unit lighting. Wooden door to enclosed rear hall leading to:-

FURNISHED CLOAKROOM

Push button w.c and fixed vanity with mixer tap.



FIRST FLOOR

LANDING

With gable side window. Access to roof space via pull down ladders. Shelved hot press.

BEDROOM 1 12'2" x 11'5"

Laminate flooring.

BEDROOM 2 13'9" x 8'8"

Laminate flooring.



BEDROOM 3 9'8" x 7'4"

Laminate flooring. Built in wardrobe.

DELUXE FAMILY BATHROOM

Contemporary 4 piece suite comprising panelled bath with mixer tap and hand shower attachment, push button w.c, vanity unit with mixer tap and fully enclosed quadrant shower cubicle with electric shower unit overhead. Fitted sliding screen doors. Heated chrome towel rail. Fully tiled walls. Tiled floor.



OUTSIDE

Occupying a spacious private site in quiet end of cul de sac location.


Front garden in lawn. Gravel driveway for a number of vehicles.

Spacious south facing rear garden with ample space for garage (Subject to necessary approvals).

Rear garden laid in lawn within screening perimeter fencing and gateway securing the gable side. Paved patio area.

Outside light. Water tap.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



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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