

## 3 Henryville Meadows, Ballyclare, BT39 9FY



- Modern Semi Detached
- 3 Bedrooms
- 1+ Receptions
- De Luxe Fully Tiled 4 Piece Bathroom Suite
- Open Plan Kitchen With Living/ Dining Aspect
- Excellent First Time Buy
- Detached Matching Garage/ Spacious Driveway
- Private Enclosed Rear Garden
- Highly Popular Development
- Oil Fired Central Heating/ PVC Double Glazed Windows

**PRICE Offers Over £185,950**

*Positioned on an extensive private site within the established Henryville development. This well presented 3 bedroom semi detached is a perfect purchase for a first time buyer searching for a property in a popular location at a realistic price. The property is beautifully presented and enjoys a well proportioned living layout with spacious lounge, open plan kitchen with casual dining aspect and a four piece family bathroom. Externally there are excellent parking facilities and a detached matching garage. Viewing is highly recommended.*

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**Antrim**  
12 Church Street  
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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 PORCH

Hardwood glass panelled front door with multi point locking system.

#### ENTRANCE HALL

Ceramic tiled floor. Stairwell to first floor. Understairs storage cupboard.



#### LOUNGE 16'2" x 11'9"

Attractive Inglenook style fireplace with inset multi fuel cast iron stove on slate hearth and rustic wooden mantle. Laminate flooring. Ceiling cornicing.

#### OPEN PLAN KITCHEN/ DINING AREA 18'8" x 11'4"

Fitted with a comprehensive range of high and low level units with contrasting work surfaces and splashback tiling. Inlaid one and half bowl stainless steel sink unit with mixer tap and drying tray. Inlaid ceramic 4 ring hob with electric under oven and overhead extractor housed in matching canopy. Space and plumbing for automatic under counter washing machine & fridge freezer. Ceramic tiled floor. Hardwood double glazed back door accessing rear garden.



### FIRST FLOOR

#### LANDING

Gable side window. Shelved hot press. Access to roof space.

#### BEDROOM 1 12'0" x 11'5"

Built in double mirrored slide robes. Oak effect laminate flooring. Partial far reaching views extending towards Ballycorr road and fields.

#### BEDROOM 2 13'8" x 8'2"

Built in double wardrobe. Laminate flooring.





### **BEDROOM 3 9'4" x 7'3"**

Presently used as home office. Built in wardrobe.

### **MODERN FAMILY BATHROOM**

Modern 4 piece suite comprising fully tiled bath and separate shower cubicle with power shower over and sliding screen door, button flush w.c. and pedestal wash hand basin. Chrome heated towel rail. Shaver point. Ceramic tiled floor. Fully tiled walls.



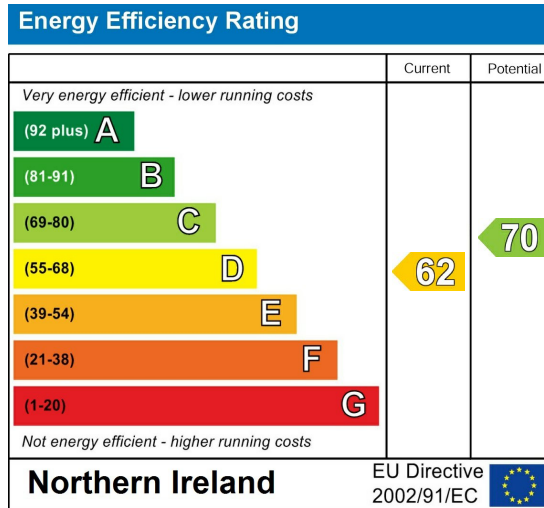
### **OUTSIDE**

Situated on extensive site within popular 'Henryville' development.  
Spacious driveway to side with excellent parking facilities for a number of vehicles.  
Neat front garden in lawn.  
Private enclosed rear garden in lawn screened by perimeter fence.  
PVC oil tank. Outside light. Water tap.

### **DETACHED GARAGE 17'0" x 11'0"**

Roller shutter door. Gable side window. Oil fired central heating boiler. Electric light and power points.





**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**

 **The Mortgage Shop**  
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