

12 Grange Valley Avenue, Ballyclare, BT39 9HF



- Superb Semi Detached Bungalow
- 3 Bedrooms
- 1 Reception
- Luxury Modern Fitted Kitchen (Recently Installed)
- Contemporary 3 Piece Bathroom (Recently Installed)
- PVC Double Glazed Windows, Doors Facias and Soffits
- Detached Matching Garage With Parking Area
- Private Well Maintained Gardens (Front Recently Laid)
- Prime Site Within Popular Established Development / Open Aspect to Front
- Oil Fired Central Heating / Solar Panels



PRICE Offers Over £204,950

Positioned within a well regarded established development just off Avondale drive in Ballyclare adjacent to the Six mile river park and within comfortable walking distance to town centre. This three bedroom bungalow has been extensively modernised by the present vendors and will interest the purchaser searching for one level living with a turn key style finish at a realistic price. Externally there are private well tended gardens and a detached garage with ample parking facilities. Additionally solar panels have been added to the property on the rear elevation contributing to reduced energy costs. With a high level of interest expected an early viewing is advised.

> 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

ACCOMODATION

ENTRANCE

PVC double glazed front door with twin double glazed side panels with leaded glass. Into:-

SPACIOUS ENTRANCE HALL

Quality laminate plank flooring.

LOUNGE 16'2" x 12'5"

Attractive Art deco styled cast iron fireplace with marble surround and polished granite hearth. Dual wall lighting. Picture style window. Quality Laminate strip flooring.



LUXURY SHAKER KITCHEN 11'3" x 12'4"

At widest points. Recently installed and equipped with a comprehensive range of high and low level shaker style fitted units in ivory finish with contrasting wood effect work surfaces and tiled wall splash back in metro brick style tile. Inlaid single drainer fire clay sink unit with swan neck mixer tap. A host of integrated appliances including electric oven, 4 ring electric hob with overhead extractor fan housed in stainless steel canopy. Fridge/freezer and plumbed for washing machine. PVC panelled ceiling. High quality laminate flooring. Double glazed PVC external door to rear garden.



BEDROOM 1 10'11" x 10'10"

Built in fitted wardrobes. Laminate strip flooring.

BEDROOM 2 10'10" x 7'11"

Built in fitted wardrobes. Laminate strip flooring.



BEDROOM 3 8'8" x 7'11"

Presently used as Home office / Study.

MODERN BATHROOM

Recently installed. Contemporary three piece suite comprising push button flush w.c, modern floating vanity unit with monobloc tap and quarter rounded shower enclosure with thermostatically controlled drench style shower and hand shower attachment. Fully panelled walls. Herringbone style flooring. Panelled ceiling with spot lights.

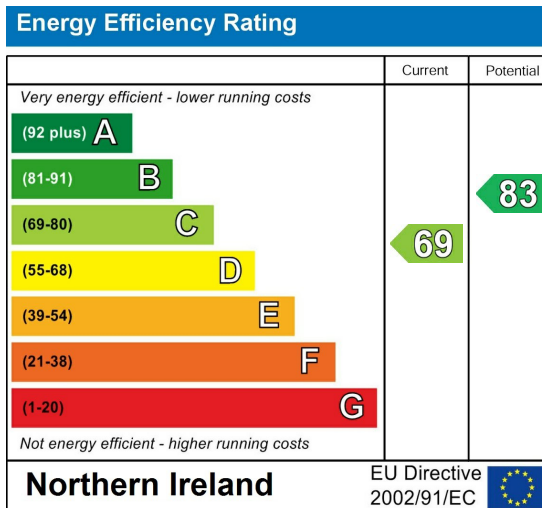


OUTSIDE

Occupying a spacious private site on Grange Valley Avenue within walking distance to local town centre amenities. Driveway leading to detached garage with ample parking facilities. Front garden recently laid in lawn. Private enclosed rear garden. Fixed solar panels contributing to reduced energy bills. Water tap. Outside light.

DETACHED GARAGE 19'9" x 11'7"

Power and Light. Electric roller door. Housing oil boiler.



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



T: 028 9318 0002
 Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

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