

## 9 Village Hill Mews, Ballyclare, BT39 9WF



- Semi Detached Chalet Bungalow
- 3 Bedrooms
- 2+ Reception Rooms
- Luxury 'Oxford Blue' Shaker Kitchen With Dining Aspect (Recently Installed)
- Well Regarded Mews Style Development
- Deluxe First Floor Modern Bathroom
- Ground Floor Furnished Cloakroom
- Oil Fired Central Heating / PVC Double Glazed Windows And French Doors
- Private Enclosed South Facing Rear Garden
- Beautifully Presented Throughout / No Onward Chain!!

**PRICE Offers Over £178,950**

*This deceptively spacious semi detached chalet bungalow is positioned within a select Mews style development in Straid Village. Accommodation consists of 3 double bedrooms, 2 receptions, deluxe first floor family bathroom and a recently installed luxury shaker fitted kitchen in a Oxford blue finish. Externally the property benefits from adjacent parking bays and enjoys a private enclosed south facing rear garden. The bungalow has been finished to a high internal specification and will interest both first time buyers and downsizers alike. For those looking for a quick completion the property further benefits from no onward chain.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

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BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
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Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

Composite front door. Ceramic tile floor. Gable side window. Open plane through to-

#### SPACIOUS ENTRANCE HALL 24'8" x 6'2"

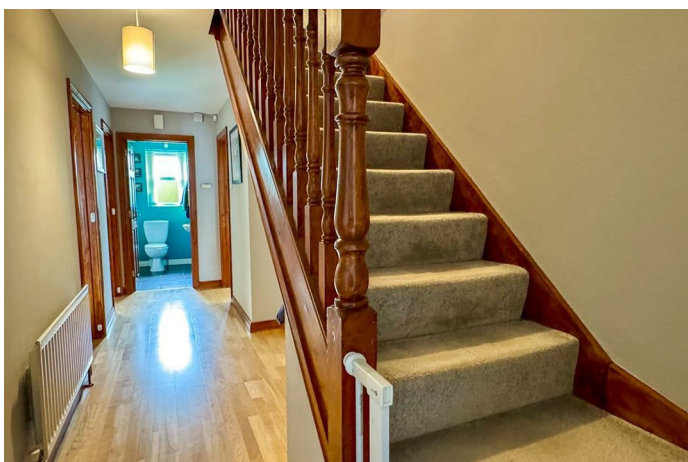
(At widest point). Semi solid beech effect flooring. Telephone point. Dog leg stairwell to first floor. Open understairs recess.

#### MODERN FURNISHED CLOAKROOM

With 2 piece suite comprising low flush w.c with push button flush and pedestal wash hand basin with mono bloc mixer tap. Splash back tiling above sink. Extractor fan. Ceramic tile floor.

#### LOUNGE 15'9" x 10'10"

Attractive horse shoe style cast iron fireplace with black granite hearth and pine surround. Open fire. TV point. Telephone point. Twin glass panelled pine French doors to:-

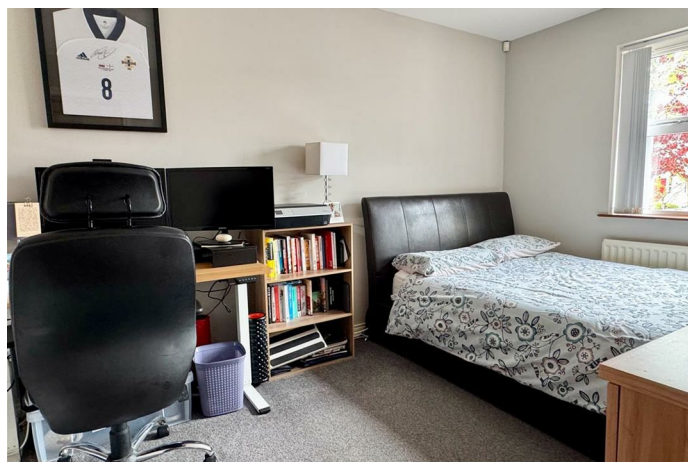


#### DINING ROOM 10'10" x 10'6"

TV point. Ceramic tile flooring. Twin PVC double glazed French doors to rear patio. Bespoke modern fitted storage console with fixed drawers and glass display cabinet in graphite grey finish.

#### BEDROOM 3 12'6" x 8'10"

TV point. Suitable for home office/ study if required.



#### LUXURY SHAKER KITCHEN WITH DINING ASPECT 13'8" x 10'9"

Recently installed and equipped with a comprehensive range of high and low level units in oxford blue finish with contrasting work surfaces. Integrated 4 ring gas hob with matching electric under oven and extractor canopy over. Housing for free standing fridge freezer. Plumbed for automatic washing machine. Plumbed for dish washer. One and half bowl sink unit with drainer bay and swan neck mixer tap. Fitted full height larder cupboard. Ceramic splash back tiling to walls and complimentary tiling to floor. Hardwood double glazed panelled door to rear garden. Informal dining space.



## FIRST FLOOR

Pine balustrading and handrail to first floor landing. Access to roof space. Part floored. Access to shelved hot press with cylinder.

## BEDROOM 1 13'11" x 10'10"

At max. Access to under eaves storage. Double glazed velux window to ceiling. Built in modern three bay slider robe with mirror finish.

## BEDROOM 2 13'10" x 8'11"

TV point. Telephone point. Access to under eaves storage. Laminate flooring.



## DELUXE MODERN BATHROOM

With contemporary 4 piece white suite comprising low flush w.c with push button flush, pedestal wash hand basin with mono bloc tap and panelled bath with centred mixer taps and splashback panelling. Separate quarter rounded shower cubicle. . Velux window. Contrasting tiling to floor. Extractor fan.



## OUTSIDE

Neat garden to front. Resident and visitor parking bays.

External lighting to front and rear.

South facing garden to rear laid in neat lawn screened by perimeter fencing.

Paved path around property with patio area to rear. Housed oil fired central heating boiler.

PVC oil storage tank.

Panelled gate to side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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



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