

# 15 Elder Vale Drive, Ballyclare, BT39 8AH



- Superb Period Styled Semi Detached
- 3 Bedrooms/ 2+ Receptions
- Contemporary Open Plan Kitchen/ Living/ Dining Layout
- Luxury Shaker Kitchen With Centre Island
- Sun Lounge Extension / Luxury Family Bathroom
- Select Modern New Development In Central Location
- Beautifully Presented Throughout / Private Driveway To Side
- Deluxe En Suite Bathroom/ Ground Floor Furnished Cloakroom
- Double Glazed Windows/ Gas Central Heating
- Private South Westerly Facing Hard Landscaped Rear Garden

**PRICE Offers Over £249,950**

*Situated within the popular Elder Vale development. This superb beautifully presented period styled semi detached extends to circa 1135 sq ft and enjoys a spacious living layout coupled with a high internal specification. The property boasts numerous upgrades and will interest the buyer searching a new home with a 'high end' turn key specification without the wait. Boasting a contemporary styled open plan luxury kitchen with living / dining layout, sun lounge extension, luxury family bathroom & deluxe ensuite. Externally the property enjoys a hard landscaped private south westerly facing rear garden and a private driveway to side. 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

## ACCOMMODATION

### GROUND FLOOR

Front door into:-

#### WELL PRESENTED SPACIOUS ENTRANCE HALL

Tiled floor extending through to open plan kitchen/ living/ dining/ sun lounge at rear.

#### MODERN FURNISHED CLOAKROOM

Comprising button flush w.c and semi pedestal wash hand basin with tiled splashback and monobloc tap. Circular LED bathroom mirror.

#### LOUNGE 18'9" x 10'7"

Into bay window. Feature Inglenook. Quality Herringbone light oak effect strip flooring.



#### CONTEMPORARY OPEN PLAN KITCHEN/ LIVING/ DINING 19'0" x 12'2"

Approx. Incorporating luxury modern kitchen equipped with a comprehensive range of high and low level fitted units in matt white finish with contrasting work surfaces. A host of integrated appliances including fridge freezer, eye level oven & microwave, 4 ring gas hob with overhead extractor fan housed in flush recess. Fixed centre island with breakfast bar style return for casual dining with inlaid ceramic sink and colour coded mixer tap. Integrated dish washer & washing machine. Understairs storage cupboard. Open plan to:-

#### SUN LOUNGE EXTENSION 9'8" x 8'10"

Double glazed external door with dual window aspect opening out to hard landscaped rear garden.



### FIRST FLOOR

#### BEDROOM 1 13'1" x 10'8"

Quality light oak effect laminate plank flooring.

## LUXURY EN SUITE

Comprising button flush wc, floating modern vanity unit with tiled accent panel and monobloc tap. Wired for LED mirror. Fully tiled full width shower enclosure with drench style shower and hand shower attachment. Tiled floor.



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

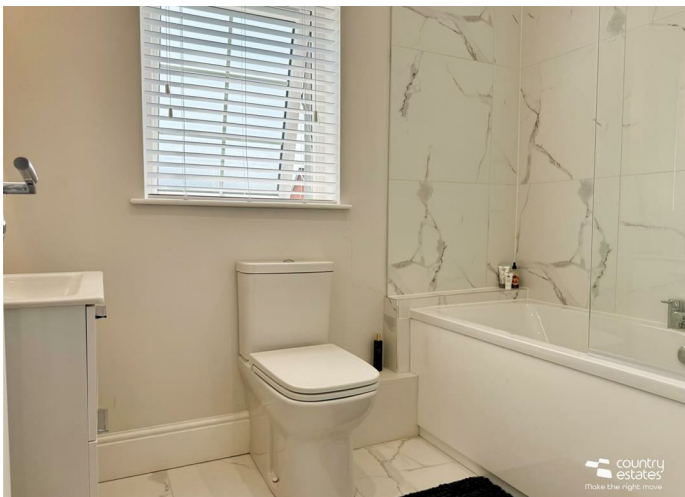
Quality light oak effect laminate plank flooring.

### BEDROOM 3 9'10" x 7'10"



## LUXURY FAMILY BATHROOM

Comprising button flush w.c, modern floating vanity unit with tiled accent panel, monobloc tap. Wired for LED mirror. Panelled bath with fixed shower screen and shower attachment. Complementary wall tiling. Tiled floor.



## OUTSIDE

Neat well maintained garden to front in lawn.

Private driveway to side with ample parking.

Private enclosed south westerly facing patio garden to rear (recently completed in April) hard landscaped with stoned edges. Screened by perimeter fence. A perfect space for family barbeques and evening entertaining.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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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