

87 Wesleydale, Ballyrobert, BT39 9WD



PRICE Offers Around £275,000

Beautifully presented throughout and furnished to a high internal specification this attractive Detached family home enjoys a well planned living layout incorporating 4 Bedrooms with Master Bedroom Ensuite plus Dressing Room, deluxe 4 piece family Bathroom and externally enjoys an unspoilt backdrop with far reaching views over the surrounding open Countryside.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

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

Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

- Modern Detached Villa
- 4 Bedrooms / 2+ Receptions
- Luxurious Kitchen with Dining Aspect
- Far Reaching Rural Views to Rear
- Deluxe 4 Piece Family Bathroom
- Master Bedroom with Dressing Room and Ensuite
- Furnished Cloakroom / Furnished Cloakroom
 - Integral Garage
- PVC Double Glazed Windows / Oil Fired Central Heating
- Highly Regarded Village Location

Accommodation

Front door into well presented Entrance Hall. Quality hardwood flooring extending through to Lounge. Understairs storage cupboard.

FURNISHED CLOAKROOM

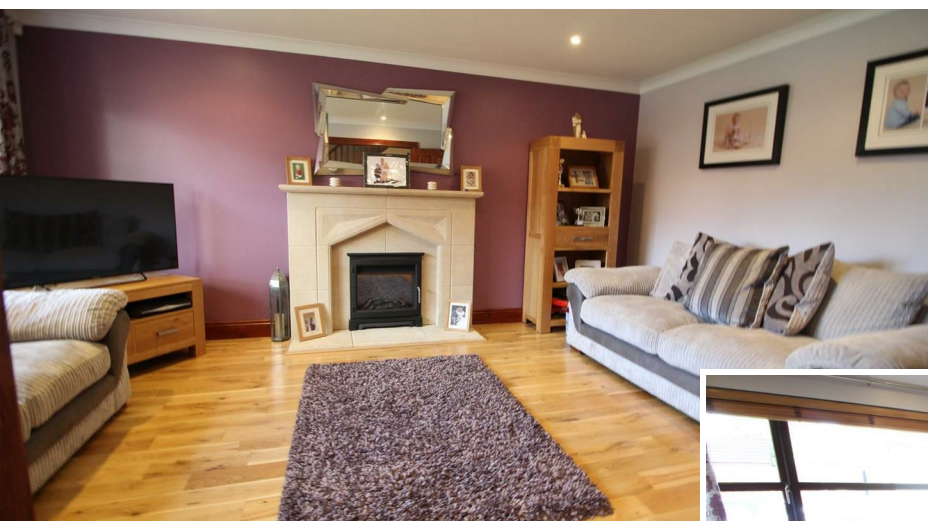
Comprising pedestal wash hand basin with monobloc tap with feature tiled accent panel. Button flush WC. Tiled floor.



Twin french doors from Hallway into:

LOUNGE 16'10 x 12'1

Attractive Gothic style stone fireplace with matching hearth. Coved ceiling. Low voltage lighting.

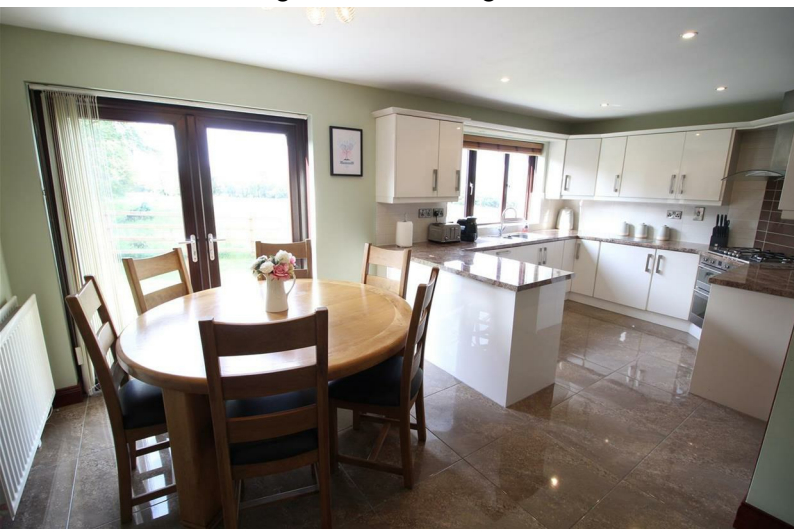


OPEN PLAN LUXURIOUS KITCHEN WITH DINING ASPECT 19'10 x 12'6

Equipped with a comprehensive range of high and low level high gloss fitted units with contrasting worksurfaces. Integrated oven with 4 ring hob. Overhead extractor fan housed in stainless steel canopy and glass hood. Single drainer sink unit with mixer tap/ Integrated dishwasher. Complementary wall tiling. Porcelain tiled floor. Twin french PVC double glazed door to patio and garden. Open arch into:

FAMILY ROOM 12'8 x 10'4

Twin french double glazed doors to garden.



UTILITY ROOM 10'2 x 6'1

Fitted with a range of matching high gloss units. Plumbed for washing machine. Space for American style fridge/freezer. Service door into:

INTEGRAL GARAGE 16'6 x 10'0

Power and light. Roller shutter door.

First Floor

BEDROOM 1 12'0 x 11'10

Arch way into:

DRESSING ROOM 7'6 x 7'4

MODERN ENSUITE

Comprising push button WC. Wash hand basin in modern fitted unit. 1/4 rounded shower cubicle. Fully tiled walls. Tiled floor.

BEDROOM 2 11'4 x 9'8

BEDROOM 3 1'3 x 9'4

BEDROOM 4 17'0 x 11'10

at max.

DELUXE 4 PIECE FAMILY BATHROOM

Comprising corner bath. Button flush WC. Wash hand basin in modern vanity unit. 1/4 rounded shower cubicle. Fully tiled walls. Tiled floor.



Outside

Neat well maintained garden to front in lawn. Driveway to side with parking forecourt to INTEGRAL GARAGE. Private enclosed garden to rear in lawn with paved patio area perfect for family barbeques enjoying unspoilt rural backdrop of surrounding fields.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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