

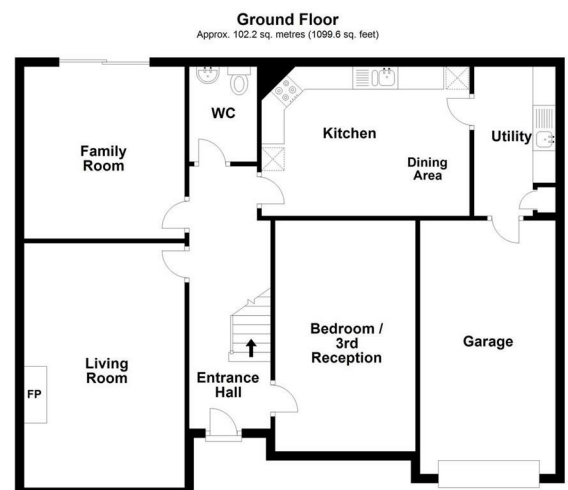


26 Wesleydale, Ballyclare, BT39 9WD

- Detached Villa
- 4 Bed; 2+ Rec. / 3 Bed; 3+ Rec.
- Spacious Family Bathroom
- Utility Room; Furnished Cloakroom
- South-West Facing Rear Garden
- Adaptable Accommodation
- Kitchen With Informal Dining Area
- Oil Heating; Double Glazing
- Private Driveway; Integral Garage
- Convenient Location; Immaculately Presented

Offers Over £249,950

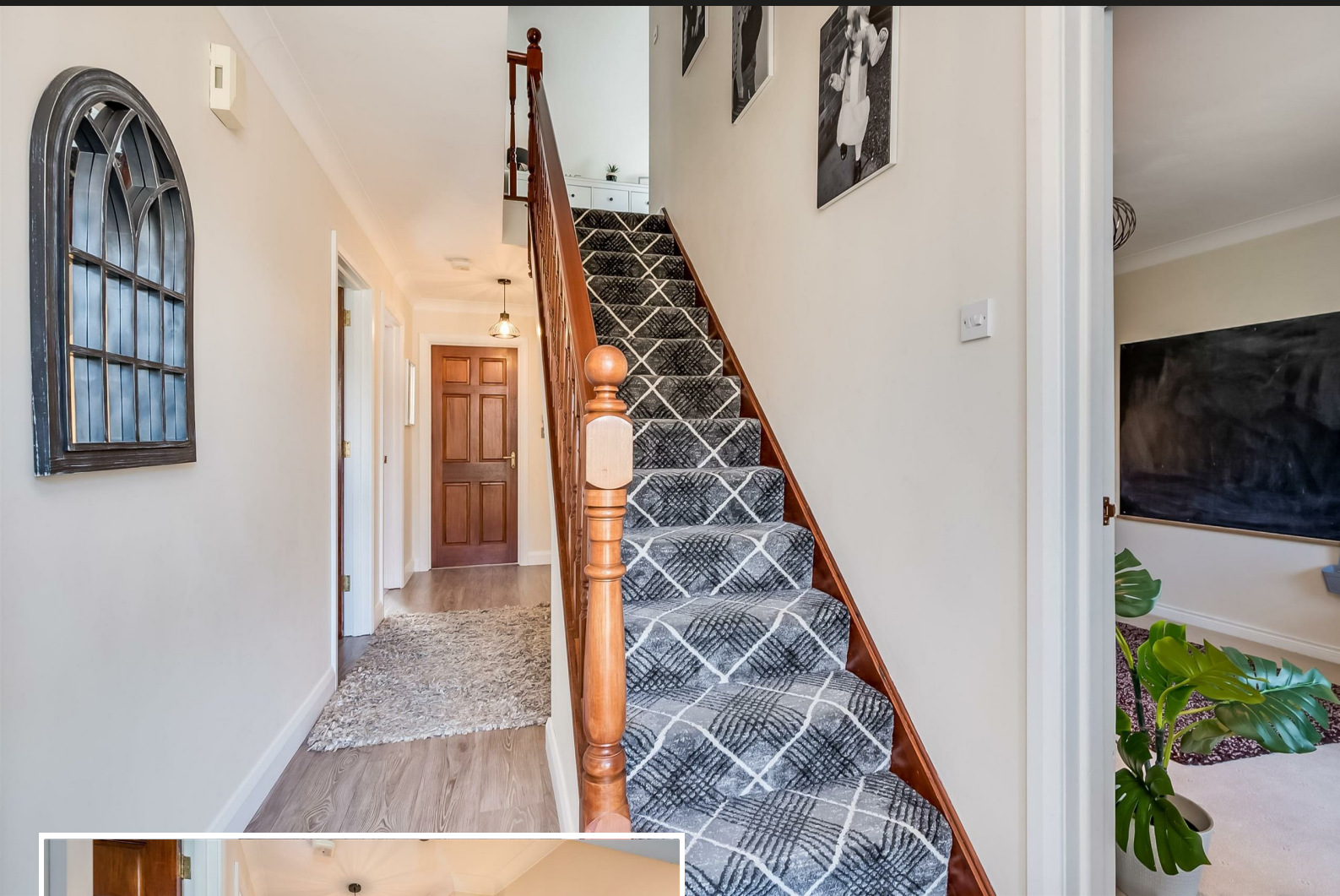
EPC Rating D



Total area: approx. 162.1 sq. metres (1744.9 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor.

FURNISHED CLOAKROOM

Two piece suite comprising pedestal wash hand basin and WC. Part tiling to walls. Tiled floor.

LOUNGE 17'9" x 11'5"

Cast iron multi fuel burning stove on slate hearth. Picture window to front elevation. Wood laminate floor covering.

FAMILY ROOM 12'4" x 11'5"

Engineered timber flooring. Aluminium framed sliding patio door to rear garden.



KITCHEN WITH INFORMAL DINING AREA 15'0" x 10'8"

Modern fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for dishwasher. Splash back tiling to walls. Tiled floor.

UTILITY ROOM 10'8" x 5'11"

Fitted storage units and contrasting melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Splash back tiling to walls. Tiled floor. Access to integral garage. Hardwood glass panelled door to rear garden.

BEDROOM 4 16'9" x 9'6"

Currently utilised as study / music room.

FIRST FLOOR

LANDING

Access to hot press and roof space.

BEDROOM 1 widest points

Range of fitted wardrobes. Access to under eaves storage.

BEDROOM 2 bay

Access to under eaves storage.

BEDROOM 3 10'8" x 8'7"

SPACIOUS FAMILY BATHROOM

Four piece suite comprising panelled bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Half tiling to walls. Tiled floor.

EXTERNAL

Front and side gardens finished in lawn.

Generous sized private driveway area finished in coloured stone.

Entrance porch.

Fully enclosed south west facing rear garden finished in lawn, paved patio area and coloured stone.

PVC oil storage tank.

External lighting.

Outside tap.

INTEGRAL GARAGE 19'0" x 9'10"

Up and over door. Separate service door to utility room. Power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Immaculately presented, four bedroom / two+ reception, detached villa with integral garage, occupying a prime site within the well sought after Wesleydale development, The Longshot, Ballyrobert Village, Ballyclare. Offering adaptable accommodation, the property comprises entrance hall, furnished cloakroom, lounge with multi fuel burning stove, separate family room with sliding patio door to rear garden, bedroom four/study/music room, modern fitted kitchen with informal dining area, utility room, three well proportioned first floor bedrooms, and bathroom with four piece suite. Externally the property enjoys generous sized private driveway finished in coloured stone, integral garage, front and side gardens finished in lawn, and fully enclosed, south-west facing rear garden finished in lawn and paved patio area. Other attributes include oil fired central heating and double glazing. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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