



15 Henryville Drive, Ballyclare, BT39 9XW

- Semi Detached Villa
- Lounge; Focal Point Fireplace
- Deluxe Bathroom With White Suite
- Furnished Cloakroom
- Gardens Front and Rear; Rural Views

- Three Bedrooms; Principal Bedroom With En Suite
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Private Driveway
- Convenient Location; Immaculately Presented

Offers Over £179,950

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

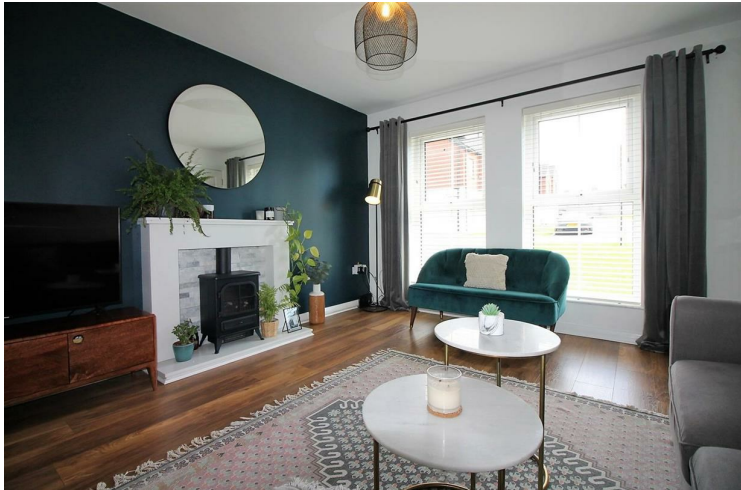
Composite double glazed front door. Wood laminate floor covering. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary white two piece suite comprising vanity unit and WC. Splash back tiling to sink. Tiled floor.

LOUNGE widest points

Focal point fireplace with electric stove. Twin windows to front elevation. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 16'2" x 9'9"

Modern fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Rural view. Integrated hob with stainless steel splash back and extractor hood over. Integrated oven, fridge freezer, washing machine and dishwasher. Upstands to walls. Tiled floor. Access to utility store. PVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Access to store, hot press and roof space.

PRINCIPAL BEDROOM 13'1" x 10'0"

Fitted wardrobes in mirror panelled sliding doors.

DELUXE EN SUITE SHOWER ROOM

Contemporary white three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower with drench head. Splash back tiling to sink. Tiled floor.

BEDROOM 2 10'4" x 8'6"

Rural views.

BEDROOM 3 10'4" x 7'3"

Rural views.

DELUXE BATHROOM

Contemporary white three piece suite comprising panelled bath, pedestal wash hand basin and WC. Part tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Front garden finished in lawn.

Private driveway finished in tarmac.

Fully enclosed rear garden finished in lawn and patio area.

Open aspect to rear.

Oil fired central heating boiler.

PVC oil storage tank.

External lighting.

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, recently constructed, three bedroom semi detached villa with private driveway and fully enclosed rear garden, occupying a prime site enjoying rural views, located within the popular Henryville development, situated off Ballynure Road, Ballyclare. The property comprises entrance hall, furnished cloakroom, lounge with focal point fireplace with electric stove, kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe bathroom with contemporary, white three piece suite. Externally the property enjoys private driveway finished in tarmac, front garden finished in lawn, and fully enclosed rear garden finished in lawn and patio area. Other attributes include oil fired central heating, PVC double glazing and open aspect to rear. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(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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