

25 Henryville Court, Ballyclare, BT39 9FS



PRICE Offers Over £278,950

Situated on a prime mature extensive corner site enjoying a delightful south facing garden and open aspect over the Ballynure Road and Templepatrick Road. This superb extended double fronted detached family home enjoys a well planned bespoke living layout that was designed off plan by the present vendors. Positioned within a quiet cul de sac Henryville Court is one of Ballyclare's most desirable addresses. Perfect for the family searching for a home in an enviable location at a realistic price. An early viewing is highly recommended.

> 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

- **Extended Detached Double Fronted Family Home**
 - **5 Bedrooms**
 - **3 Reception Rooms**
 - **Prime Mature Corner Site**
 - **South Facing Rear Garden**
 - **Modern Fitted Kitchen With Dining Aspect**
 - **Master Bedroom With En Suite Shower Room**
- **PVC Double Glazed Windows/ Oil Fired Central Heating With Nest Wireless Smart Thermostats**
 - **Utility Room/ Furnished Cloakroom**
- **Integral Garage With Brick Paved Forecourt**



ACCOMMODATION

GROUND FLOOR

Front door into:-

WELL PRESENTED ENTRANCE HALL

Tiled floor. Understairs storage cupboard.

FURNISHED CLOAKROOM

Comprising pedestal wash hand basin and low flush w.c. Tiled floor.



LOUNGE 17'4" x 11'1"

Attractive cast iron horseshoe style fireplace with inset gas fire and rustic wooden surround. Dual window aspect. Maple effect laminate flooring extending through open arch into:-



DINING ROOM 11'1" x 10'0"

Sliding double glazed patio doors to decked area and mature gardens.

FAMILY ROOM 11'10" x 11'1"

Dual window aspect.



OPEN PLAN KITCHEN/ DINING ASPECT 17'5" x 10'0"

Equipped with a comprehensive range of high and low level fitted units in gloss cream with contrasting work surfaces. Single drainer stainless steel sink unit with mixer taps. Integrated eye level oven with separate 4 ring gas hob. Overhead extractor fan housed in stainless steel canopy. Integrated dishwasher and larder fridge. Tiled floor. Part tiled walls in metro brick tile. Sliding double glazed patio doors to decked area and garden.



UTILITY ROOM 11'1" x 5'2"

Fitted with a low level range of matching base units. Single drainer stainless steel sink unit with swan neck tap. Plumbed for automatic washing machine and tumble dryer. Larder freezer. Tiled floor. Part tiled walls. Service door into garage.

FIRST FLOOR

LANDING

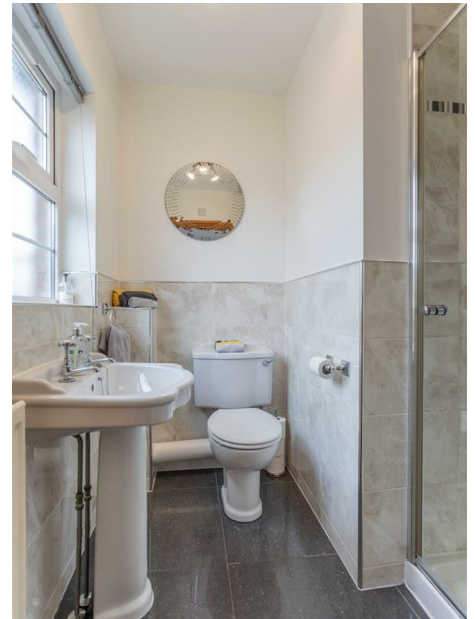
Access to roof space. Floored to centre. Excellent storage facility.

BEDROOM 1 14'9" x 11'1"

Dual window aspect. Wall to wall fitted mirrored sliderobe.

EN SUITE

Comprising pedestal wash hand basin, low flush w.c and fully tiled shower cubicle with power shower. Porcelain tiled floor.



BEDROOM 2 14'11" x 10'8"

Velux window. Sliding mirrored doors into:-

DRESSING ROOM 10'8" x 9'3"

Fitted walk in full length his and hers dressing room/ wardrobe with integrated hanging space and box shelving unit.



BEDROOM 3 15'9" x 11'1"

Dual window aspect. Built in double mirrored wardrobe.

BEDROOM 4 12'8" x 11'1"

Dual window aspect.

BEDROOM 5 8'6" x 7'10"

Feature pocket sliding doors. Presently used as home office.



FAMILY FOUR PIECE BATHROOM 8'6" x 8'4"

Comprising quarter rounded fully tiled shower cubicle with power shower, low flush w.c, pedestal wash hand basin and corner off set bath with telephone hand shower attachment. Half tiled walls. Tiled floor.



OUTSIDE

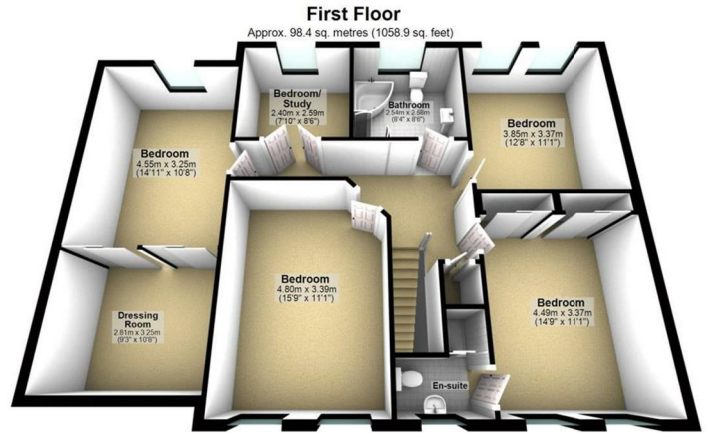
Neat well maintained garden to front and side in lawn stocked with a variety of shrubs.
Brick paved parking forecourt suitable for a variety of vehicles.

INTEGRAL GARAGE

Electric operated roller shutter door. Power and light. External rear door to gardens.

Extensive south facing private mature garden laid in neat lawn. Screened by mature well kept trees.
Extensive decked area perfect for family barbeques and evening entertaining.
Plus lower decked area.
Outside light and outside power point.





Total area: approx. 198.7 sq. metres (2138.3 sq. feet)

Photography and Floor plans by housefylni.co.uk #flyonthewallpropertymarketing
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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



You Talk. We Listen.

T: 028 9318 0002
Fiona.hannah@themortgageshop.net

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If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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