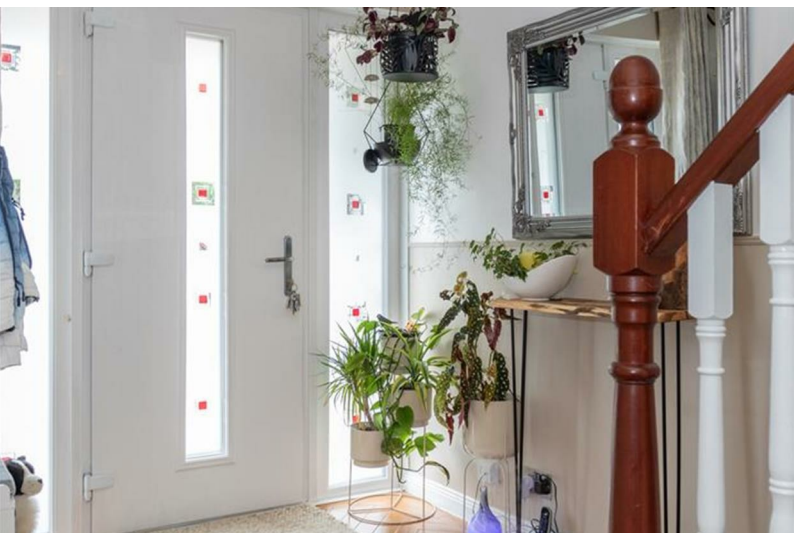




21 Collinview

Ballyclare, BT39 9AR

Offers Over £259,950



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC composite front door with matching side screens. Stairwell to first floor. Herringbone style tiled floor.

LOUNGE

15'8 x 13'1 (4.78m x 3.99m)

Focal point open fire (with back boiler link-up) with timber surround on granite hearth. Bow bay window. Wood laminate floor covering.

KITCHEN OPEN PLAN TO DINING ROOM

19'0 x 10'6 (5.79m x 3.20m)

widest points. Modern fitted shaker style kitchen with high and low level storage units and contrasting granite work surfaces. Integrated fridge and Rangemaster range style oven with 4 ring electric hob and extractor fan over. Ceramic 1.5 bowl sink unit. Matching upstands to work surfaces. Herringbone style tiled floor to kitchen. Aluminum double glazed sliding doors to sunroom.

SUNROOM

9'9 x 7'5 (2.97m x 2.26m)

PVC double glazed frames and PVC double glazed French doors to rear garden. Recessed downlighting. Herringbone style tiled floor.

UTILITY ROOM

10'6 x 10'6 (3.20m x 3.20m)

widest points. Low level storage units and contrasting work surfaces. Space for washing machine and tumble dryer. Stainless steel sink unit.

PVC double glazed rear door. Herringbone style tiled floor.

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising vanity unit and WC. Chrome towel radiator.

ATTACHED GARAGE

18'1 x 10'6 (5.51m x 3.20m)

Roller shutter door. Service door to utility room. Power and light.

FIRST FLOOR

LANDING

Access to roof space. Access to large hot press via double doors.

PRINCIPAL BEDROOM

15'9 x 10'6 (4.80m x 3.20m)

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with electric shower over, vanity unit and WC. Chrome towel radiator. Treated solid wood flooring.

BEDROOM 2

14'8 x 10'1 (4.47m x 3.07m)

Wall to wall fitted wardrobes. Wood laminate floor covering.

BEDROOM 3

11'6 x 9'9 (3.51m x 2.97m)

Fitted wardrobes in mirrored sliding doors. Wood laminate floor covering.

BEDROOM 4

9'9 x 9'5 (2.97m x 2.87m)

Wood laminate floor covering.

BEDROOM 5

10'6 x 6'6 (3.20m x 1.98m)

FAMILY BATHROOM

Modern fitted three piece suite comprising free standing bath with mixer taps, pedestal wash hand basin and WC. Chrome towel radiator. Panelled walls to bath area. Herringbone style tiled floor.

EXTERNAL

Front garden in lawn with array of plants and shrubs.

Private driveway in brick pavior.

Secluded rear garden in lawn with paved patio area, wide array of plants, trees and shrubs, and pond.

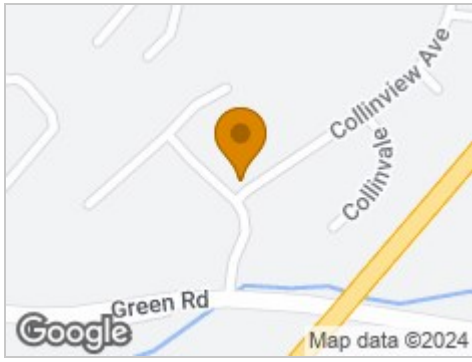
Oil fired central heating boiler (housed).

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.



Road Map



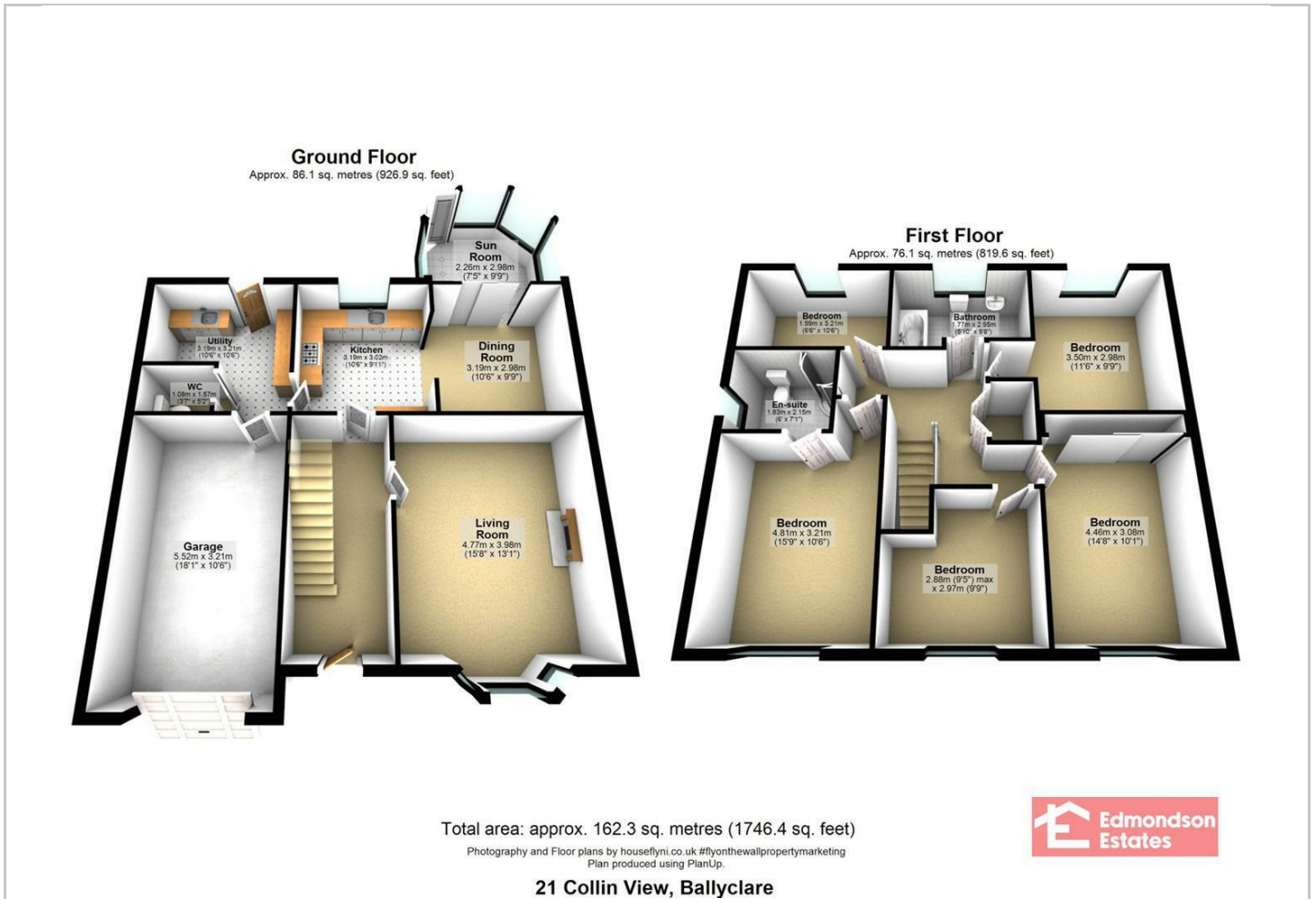
Hybrid Map



Terrain Map



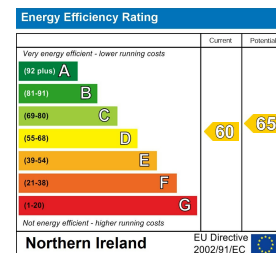
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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