



FOR SALE

49 Wesleydale

Ballyrobert, BT39 9WD

Offers over £215,000



This is a rare opportunity to purchase a home in the highly sought after Wesleydale development in Ballyrobert Village. Internally this property comprises a spacious lounge, an open plan kitchen lounge and dining room space, three well proportioned bedrooms one with ensuite bathroom, downstairs w.c and a modern white family bathroom with slipper bath.

Externally the property benefits from a large site with uninterrupted rural views to the rear/side.

Ballyrobert is conveniently located to main surrounding towns such as Ballyclare, Glengormley and Belfast. Public transport links are easily accessible making this property ideal for those commuting to the city centre. Within walking distance is a local shop and local Primary School.

**ENTRANCE HALLWAY** 4'4" x 7'5 (1.22m'1.22m" x 2.13m'1.52m )  
uPVC front door with feature glazed panels to side and glazed insert, laminate wood effect flooring.

**LOUNGE** 11'10" x 14'1" (3.35m'3.05m" x 4.27m'0.30m" )  
Feature open fire with slate surround and tiled hearth, wooden mantle.

**FITTED KITCHEN/ DINING AREA** 11'10" x 19'9  
Shaker style fitted kitchen with range of high and low units, contrasting wood worktops, white ceramic sink with drainer and mixer taps, space for oven and hob, integrated extractor fan, integrated dishwasher, integrated fridge freezer, laminate wood effect flooring, access to storage cupboard.

**OPEN PLAN TO FAMILY ROOM** 11'6" x 11'10 (3.35m'1.83m" x 3.35m'3.05m )  
Wood burner with feature tiled surround, laminate wood effect flooring patio doors leading to rear garden.

**DOWNSTAIRS W.C** 4' x 4'4 (1.22m' x 1.22m'1.22m )  
White suite comprising low flush w.c and pedestal wash hand basin, vinyl flooring.

**LANDING** 2'10" x 11'2" (0.61m'3.05m" x 3.35m'0.61m" )  
Access to storage. Access to roofspace.

**STORAGE** 2'10" x 3'8 (0.61m'3.05m" x 0.91m'2.44m )

**BEDROOM 1** 11'11" x 9'10 (3.35m'3.35m" x 2.74m'3.05m )  
Laminate wood effect flooring.

**ENSUITE** 4'4" x 8'1 (1.22m'1.22m" x 2.44m'0.30m )  
White suite comprising enclosed shower unit with mains shower, low flush w.c, pedestal wash hand basin, tiled floor, tiled splashback.

**BEDROOM 2** 12'4" x 11'11" (3.66m'1.22m" x 3.35m'3.35m" )  
Built in wardrobes, laminate wood effect flooring.

**BEDROOM 3** 8'7" x 8'10" (2.44m'2.13m" x 2.44m'3.05m" )  
Laminate wood effect flooring.

**FAMILY BATHROOM** 7'1" x 8'1 (2.13m'0.30m" x 2.44m'0.30m )  
White suite comprising free standing slipper bath with mixer taps, enclosed shower unit, low flush w.c, pedestal wash hand basin, tiled splashback, tiled floor.

**OUTSIDE**  
Enclosed rear and side garden laid in lawn bordered by mature shrubbery, paved seating area, raised patio, stoned pathway, outdoor light, outdoor tap.

Pebble finished driveway, front laid in lawn and mature shrubbery.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland		Northern Ireland		Northern Ireland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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