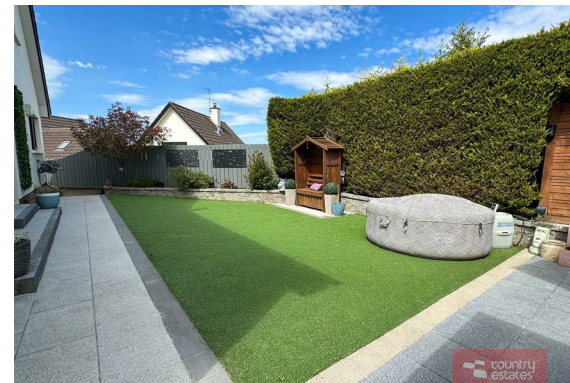


32 Victoria Manor, Ballyclare, BT39 9YW



- Impressive Detached Chalet Villa
- 4/ 5 Bedrooms/ 2+/ 1+ Receptions
- Superb Open Plan Kitchen/ Living/ Dining Layout
- Luxury Contemporary Fitted Kitchen
- Luxury 4 Piece Family Bathroom
- Prime Private Corner Site
- Integral Garage, Paved Forecourt Plus Separate Car Parking Bay
- Beautifully Presented Throughout
- Cul De Sac Position
- PVC Double Glazed Windows/ Oil Fired Central Heating

PRICE Offers Over £295,000

Positioned within a quiet cul de sac in a well regarded established development just off the Victoria Road in Ballyclare. This impressive detached chalet villa benefits from a flexible living layout incorporating 4 or 5 bedrooms, 2+ receptions and a superb open plan living/ kitchen/ dining layout. Externally there is a private paved forecourt, integral garage plus an additional separate driveway perfect for caravan, boat etc. Beautifully presented throughout an early viewing is 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

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door with leaded glass inset into:-

WELL PRESENTED ENTRANCE HALL

Quality Herringbone laminate floor.

FURNISHED CLOAKROOM

Comprising button flush w.c. and pedestal wash hand basin with tiled splashback. Large walk in storage cupboard.



LOUNGE 20'3" x 13'3"

Into bay window. Attractive Inglenook style fireplace with cast iron multi fuel stove on slate hearth. Quality Herringbone laminate flooring. Dual window aspect.

FAMILY ROOM/ BEDROOM 5 13'0" x 12'0"

OPEN PLAN KITCHEN/ LIVING/ DINING LAYOUT 25'6" x 17'3"

At max. Equipped with a comprehensive range of modern high and low level gloss fitted units with contrasting work surfaces. Breakfast bar style return for casual dining. Co-Ordinating single drainer sink unit with mixer tap. Integrated eye level double oven with separate 4 ring gas hob and overhead extractor fan housed in stainless steel canopy with glass hood. Integrated dishwasher. Plumbed for washing machine. Quality oak effect laminate flooring. Low voltage lighting. Feature cast iron multi fuel stove on slate hearth in living area. PVC double glazed twin doors to garden and patio.



FIRST FLOOR

BEDROOM 1 18'3" x 13'8"

Wall to wall bespoke modern fitted wardrobes.

BEDROOM 4 10'6" x 9'3"

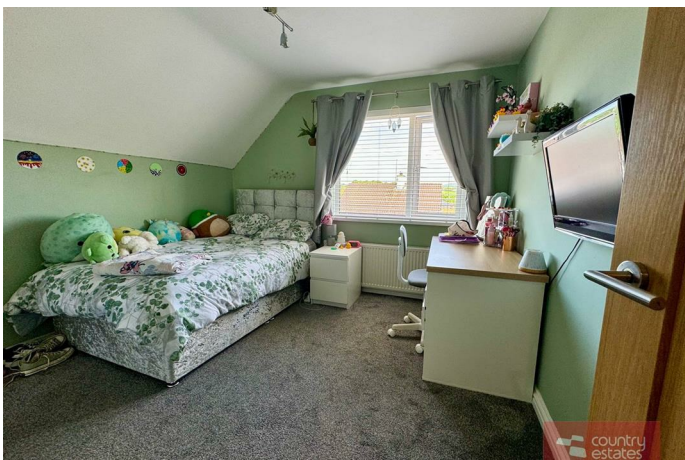
Velux window. (Plumbed for en suite if required).



BEDROOM 3 11'8" x 10'3"

Fitted wall to wall wardrobe with fitted three drawer chest.

BEDROOM 2 14'3" x 10'9"



LUXURY FOUR PIECE FAMILY BATHROOM

Comprising freestanding modern bath with shower attachment, modern two drawer vanity unit with monobloc tap, large open shower enclosure with full height glass screen and low flush w.c. Fully tiled walls. Tiled floor.



OUTSIDE

Neat garden to front in lawn.


Parking forecourt to front and side suitable for a number of vehicles to:-

INTEGRAL GARAGE 17'8" x 11'6"

With roller shutter door with power and light.

Twin gardens to side to inner secondary parking bay. Perfect for caravan etc.
 Private garden to side in lawn screened by perimeter fence. Perfect for small children.
 Professionally landscaped garden to rear in imitation grass with paved walkways and patio. Terrace perfect for evening entertaining or summer barbeques.



| Energy Efficiency Rating | | |
|----------------------------------------------------|----------------------------|--------------------------------------------------------------------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 69 |
| (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

Relying on a mortgage to finance your new home?

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.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

