

61 Henryville Manor, Ballyclare, BT39 9FP



- Impressive Detached Family Home
- 4/3 Bedrooms
- 2+/3+ Receptions
- Superb Aspect To Rear With Far Reaching Views
- Open Plan Shaker Kitchen With Dining Aspect
- Modern 4 Piece Family Bathroom
- Modern En Suite Shower Room
- Private Driveway With Parking Forecourt
- Highly Regarded Development
- Oil Fired Central Heating; PVC Double Glazing

PRICE Offers Around £209,950

Positioned within the highly regarded Henryville Development just off the Ballynure road in Ballyclare. This well presented modern detached family home occupies a prime site enjoying open aspect to the rear with far reaching views over the surrounding open countryside. This family home enjoys a flexible living layout of either 3 or 4 bedrooms, 2 or 3 receptions, modern en suite and modern four piece family bathroom. Perfect for the purchaser searching for the family home at an affordable price.

> 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

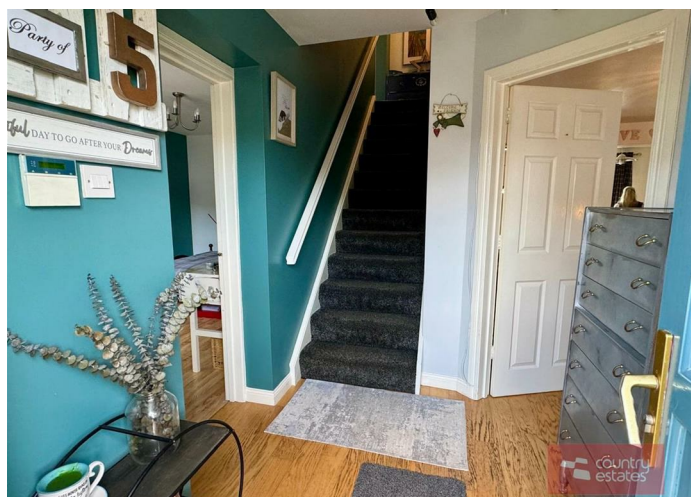
GROUND FLOOR

ENTRANCE HALL

Hardwood panelled glazed front door with PVC double glazed side screens. Stairwell to first floor. Solid light oak flooring continuing through lounge and dining room.

LOUNGE 16'2" x 13'3"

Attractive Sandstone fireplace with matching hearth. Open plan to dining room.



DINING ROOM 8'9" x 8'2"

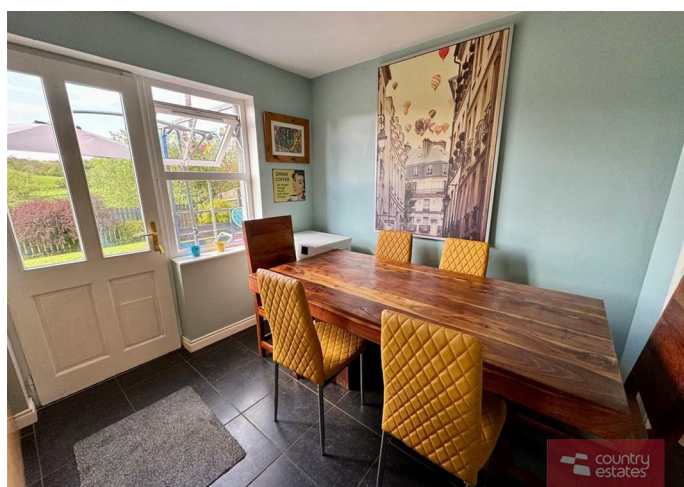
Currently utilised as study/ home office. Sliding patio doors to garden.

FAMILY ROOM / BEDROOM 4 13'10" x 9'6"

Presently used as bedroom 4. Laminate flooring.

MODERN SHAKER KITCHEN 18'7" x 11'3"

Equipped with comprehensive range of high and low level shaker style fitted units and contrasting work surfaces. Stainless steel 1 and ½ bowl sink unit with draining bay and mixer taps. Built in 4 ring ceramic hob with matching under oven. Concealed extractor in pull out hood. Plumbed for washing machine. Plumbed for dishwasher. Matching breakfast bar return. Built in wine rack. Twin glazed display cabinets. Stainless steel splash back to hob. Panelled hardwood back door. Ceramic tiled floor. Part tiled walls in metro brick.



FIRST FLOOR

LANDING

With access to roof space. Shelled hot press with fully lagged water cylinder.

MASTER BEDROOM 13'9" x 9'9"

Far reaching elevated rural views over open countryside. Laminate flooring. TV point.

EN SUITE

Modern white 3 piece suite comprising fully tiled quadrant fully tiled shower cubicle, pedestal wash hand basin with tiled splashback and low flush w.c. Splashback 'Mosaic' tiling to sink. Ceramic tiled floor.



BEDROOM 2 16'7" x 11'5"

Twin windows to front elevation. (Suitable for conversion into 2 bedroom if further accommodation is required).

BEDROOM 3 13'5" x 9'6"

Quality laminate floor covering.



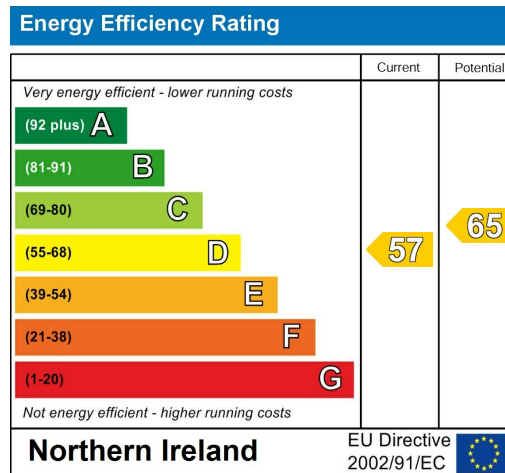
MODERN 4 PIECE FAMILY BATHROOM

Comprising fully tiled shower cubicle, panelled bath with tiled splashback, pedestal wash hand basin with monobloc tap and feature tiled accent panel and low flush w.c. Tiled floor. Velux double glazed roof light.



OUTSIDE

Driveway to side with ample space for garage (subject to necessary approvals) . Paved perimeter path. Large private fully enclosed rear garden laid in lawn screened by perimeter fence and large private raised decked area. Enjoying far reaching views over open aspect. External lighting. Outside tap. Oil fired central heating boiler (housed) and PVC oil storage tank.



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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