

33 Victoria Manor, Ballyclare, BT39 9YW



- Impressive Detached Chalet Villa
- 3/ 4 Bedrooms
- 2/ 1 Receptions
- Prime Corner Site
- Quality Oak Shaker Kitchen With Dining Aspect
- Deluxe En Suite Bathroom
- Modern Family Bathroom
- Detached Garage to Rear
- PVC Double Glazed Windows (recently installed)
- Oil Fired Central Heating

PRICE Offers Over £219,950

Situated within an established residential development just off the Victoria Road this modern detached chalet villa is positioned on a prime corner site within a quite cul de sac and enjoys a flexible living layout .Comprising 3 or 4 bedrooms, quality shaker kitchen with informal dining aspect, modern family bathroom and master bedroom with deluxe en suite and walk in wardrobe. Externally there are well enclosed private landscaped gardens and a large detached garage. An early viewing is recommended.

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Antrim
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Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
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Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Composite front door into:-

WELL PRESENTED ENTRANCE HALL

Tiled floor. Walk in storage cupboard.

FURNISHED CLOAKROOM

Comprising button flush w.c. and modern vanity unit. Tiled floor.

LOUNGE 16'9" x 14'7"

Into bay window. Attractive horse shoe style cast iron open fireplace with stone surround and polished granite hearth.

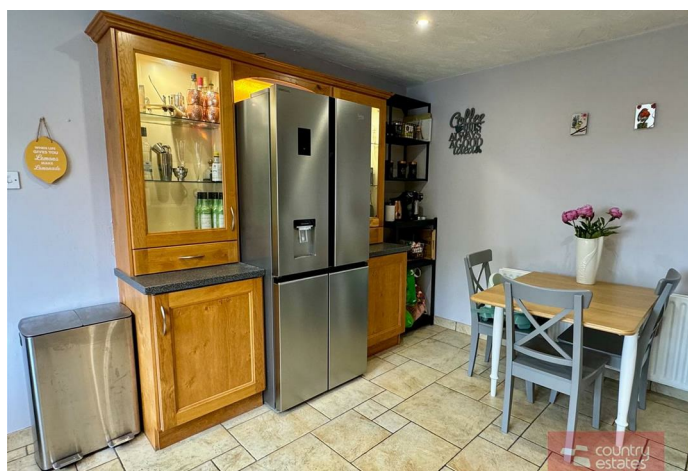
FAMILY ROOM/ BEDROOM 4 (IF REQUIRED) 11'3" x 10'10"

Feature half panelled painted walls. Quality walnut effect laminate flooring.



OAK SHAKER KITCHEN WITH DINING ASPECT 15'8" x 11'9"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated eye level oven. Separate 4 ring hob and overhead stainless steel extractor fan. Welsh dresser style fitted unit with space for freestanding American style fridge/freezer. Open ended corner displays. Part tiled walls. Tiled floor. Composite door to side courtyard.



FIRST FLOOR

BEDROOM 1 12'0" x 12'6"

Quality laminate flooring.

DELUXE EN SUITE

Comprising button flush w.c, pedestal wash hand basin with tiled splashback and fully tiled shower enclosure. Tiled floor.

WALK IN WARDROBE



BEDROOM 2 9'7" x 10'2"

At max into open alcove. Velux window.

BEDROOM 3 9'7" x 11'8"

At max into open alcove. Velux window.

MODERN FAMILY BATHROOM

Comprising button flush w.c, modern vanity unit with monobloc tap, panelled bath with foldaway shower screen and electric shower over. Tiled floor. Fully tiled walls. Velux window.



OUTSIDE

Neat well maintained garden to front stocked with a variety of plants, shrubs and flowers. Private enclosed paved courtyard area to side with patio. Perfect for summer barbeques. Private hard landscaped garden to rear and side in artificial grass. Driveway to rear to:-

DETACHED GARAGE

With up and over door power & light.



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



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