

30 Grange Valley Avenue, Ballyclare, BT39 9HF



- **Impressive Extended Semi Detached Bungalow**
- **3 Bedrooms**
- **1+ Reception**
- **Contemporary Fully Tiled Shower Room**
- **Open Plan Shaker Kitchen With Dining Aspect**
- **PVC Double Glazed Windows And Doors / PVC Barge Boards**
- **Detached Matching Garage With Parking Area**
- **Extensive Mature Garden to Rear**
- **Choice Position Within Popular Development**
- **Gas Central Heating**

PRICE Offers Over £148,500

Extended semi detached bungalow with potential for loft conversion if further accommodation is required. Positioned on an extensive mature site within a highly regarded established location within easy walking distance to Ballyclare Town Centre and Sixmile River Park. An ideal purchase for first time buyers or someone searching for one level living at a realistic price. 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

ENTRANCE

PVC double glazed front door with multi point locking system and twin double glazed side panels.

ENTRANCE HALL

Wooden doors throughout (Recently installed).

LOUNGE 16'2" x 12'6"

Attractive modern feature fireplace. Picture style window. Laminate plank flooring.

OPEN PLAN KITCHEN / DINING AREA 22'0" x 12'5"

Shaker fitted kitchen with range of high and low level units with contrasting work surfaces and splashback tiling. Inlaid one and half bowl stainless steel sink unit with mixer tap. Integrated oven with four ring hob, overhead extractor fan. Recess for fridge freezer. Recess and plumbing for washing machine. PVC double glazed back door accessing rear garden.

BEDROOM 1 11'0" x 11'0"

Laminate flooring and built in 3-bay mirrored slide robe.

BEDROOM 2 11'0" x 8'0"

Laminate flooring.

BEDROOM 3 8'8" x 8'0"

Laminate flooring. Presently used as home office.

MODERN SHOWER ROOM

Contemporary three piece suite comprising spacious shower cubicle with sliding screen door and electric shower over, low flush w.c. and pedestal wash hand basin with mixer tap. Wall mounted mirrored cabinet. Chrome heated towel rail.

OUTSIDE

Occupying a spacious private site on Grange Valley Avenue within walking distance to local town centre amenities.

Driveway way leading to detached garage with ample parking facilities.

Front garden laid in lawn with surrounding border shrubbery.

Extensive private enclosed rear garden in lawn with patio area.

Water tap. Outside light.

DETACHED GARAGE 24'7" x 10'2"

Up and over door. Side service door. Power points. Electric light.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	70
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.



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.

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