

26 Wesleydale Court, Ballyclare, BT39 9WH



- **Impressive Detached Home**
- **4 Bedrooms**
- **2 Reception Rooms**
- **Modern Shaker Style Fitted Kitchen with Casual Dining Aspect**
- **Contemporary Four Piece Bathroom Suite**
- **PVC Double Glazed & Gas Fired Central Heating**
- **Furnished Cloakroom / Utility Room**
- **Extensive Driveway with Integral Garage**
- **Highly Regarded Sought After Development**
- **Beautifully Presented Throughout**

PRICE Offers Over £299,950

Beautifully presented throughout, this four bedroom, detached villa with integral garage, is situated within the highly sought after Wesleydale development, just off The Longshot in Ballyrobert Village. The property briefly comprises, lounge, family room with PVC double glazed door to rear garden, furnished cloakroom, separate family room with sliding patio door to rear garden, modern fitted kitchen with informal dining area, utility room, four well proportioned bedrooms, and luxury four piece family bathroom suite. With a high level of interest anticipated, an early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

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

ACCOMMODATION

GROUND FLOOR

Front door with double glazed inset and matching side screens into well presented entrance hall with tiled floor. Under stairs storage cupboard.

LOUNGE 18'8" x 11'9"

Attractive feature floor to ceiling fireplace with granite hearth and feature recessed modern wood burning fire with fitted alcove. Quality LVT in herringbone style. Dual window aspect. French doors into:

FAMILY ROOM 11'5" x 9'10"

Exposed hard wood flooring. PVC double glazed french doors to rear patio area and garden.



MODERN KITCHEN WITH DINING ASPECT 12'5" x 10'9"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit. Space for free standing cooker. Over head extractor fan housed in stainless steel canopy. Integrated dishwasher. Tiled floor. Part tiled walls.

UTILITY 12'5" x 6'2"

At max. Plumbed for washing machine. Space for free standing fridge freezer. Tiled floor. PVC double glazed door to rear garden. Door into integral garage.

FURNISHED CLOAK ROOM

Comprising pedestal wash hand basin and button flush WC. Accent wall panelling. Tiled floor.



FIRST FLOOR

BEDROOM 1 21'3" x 9'10"

Quality laminate flooring. Dual window aspect.

LUXURY ENSUITE SHOWER ROOM

Comprising step in shower cubicle with grid shower screen and thermostatically controlled drench style shower with hand shower attachment finished in metro brick style tiling. Vanity unit with mono bloc tap and tiled splash back, button flush WC. Tiled floor. Recessed lighting.



BEDROOM 2 15'1" x 9'10"

Quality laminate flooring.

BEDROOM 3 11'9" x 11'5"

At max. Quality laminate flooring. Dual window aspect.

BEDROOM 4 7'6" x 8'2"

Quality laminate flooring.



LUXURY FOUR PIECE FAMILY BATHROOM

Comprising panel bath with hand shower attachment, fully tiled quadrant shower cubicle with electric shower unit, modern gloss floating vanity with swan neck mixer tap, button flush WC. Porcelain tiled floor with complimentary wall tiling.

OUTSIDE

Neat well maintained garden to front, laid in lawn. Driveway to side with parking forecourt.

Integral Garage 18'4" x 9'10" - Power and light. Up and over door.

Private enclosed garden to rear, screened by perimeter fence. Laid in part lawn with paved patio area. Outside tap. Outside 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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