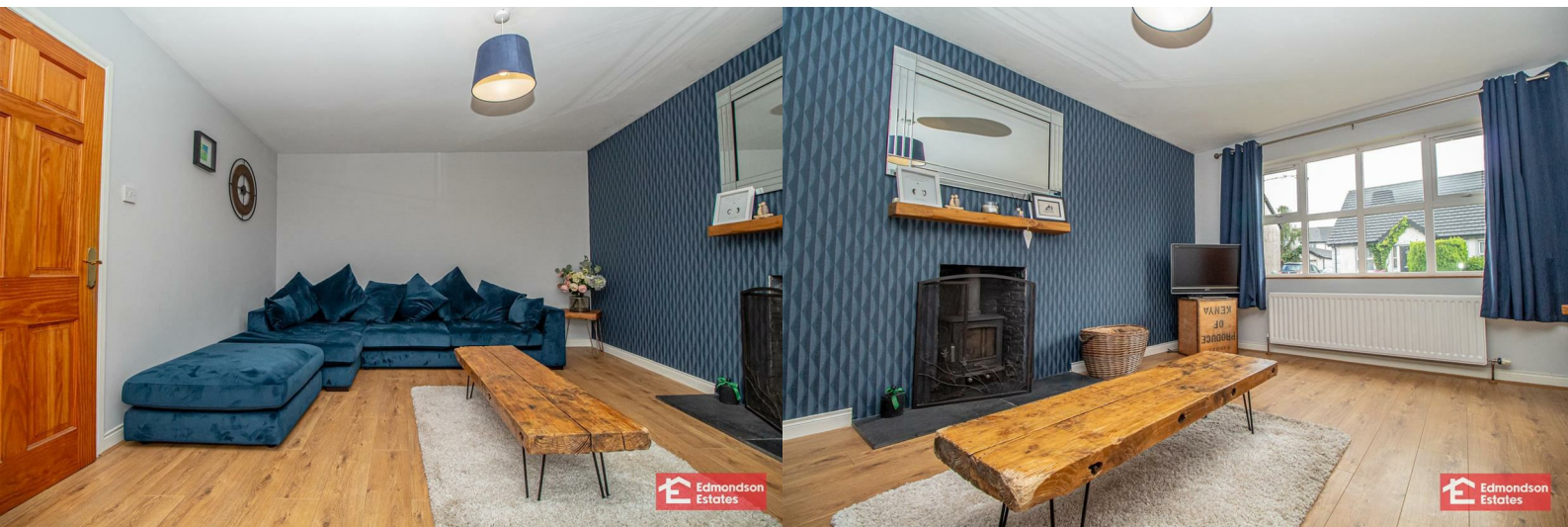




4 Village Hill

Straid, Ballyclare, BT39 9WQ

Offers Around £239,950



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC composite front door with matching side screens. Stairwell to first floor. Access to under stair store. Access to cloakroom area.

LOUNGE

16'7 x 12'8 (5.05m x 3.86m)

Wood laminate floor covering. Focal point multi-fuel stove in Inglenook style recess on slate hearth.

FAMILY ROOM

14'4" x 10'9" (4.37m x 3.28m)

Wood laminate floor covering. PVC double glazed French doors to raised timber decking area and rear garden.

KITCHEN WITH INFORMAL DINING AREA

14'4 x 10'8 (4.37m x 3.25m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting work surfaces. 1.5 bowl composite sink unit. Integrated 4 ring gas hob and oven with stainless steel extractor canopy over. Space for washing machine and dishwasher. PVC double glazed rear door. Part tiled walls.

UTILITY ROOM

7'9 x 5'9 (2.36m x 1.75m)

High and low level storage units and contrasting work surfaces. Space for washing machine and tumble dryer. Stainless steel sink unit. Part tiled walls.

FURNISHED CLOAKROOM

Modern fitted 2 piece suite comprising wash hand basin and WC. Wood laminate floor covering.

FIRST FLOOR

LANDING

Access to hot press and roof space via slingsby style ladder.

PRINCIPAL BEDROOM

14'4 x 12'9 (4.37m x 3.89m)

Access to built in wardrobes.

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with Aqualisa mains shower over, wash hand basin and WC. Chrome towel radiator. Part tiled walls and fully panelled walls to shower.

BEDROOM 2

11'5 x 8'11 (3.48m x 2.72m)

Wood laminate floor covering.

BEDROOM 3

10'9 x 8'7 (3.28m x 2.62m)

BEDROOM 4

10'9 x 7'8 (3.28m x 2.34m)

Velux.

FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath with electric shower over, wash hand basin and WC. Velux window. Part tiled walls.

EXTERNAL

Front garden in lawn.

Generous driveway in decorative stone. Enclosed rear garden in lawn with paved patio area and raised timber decking area.

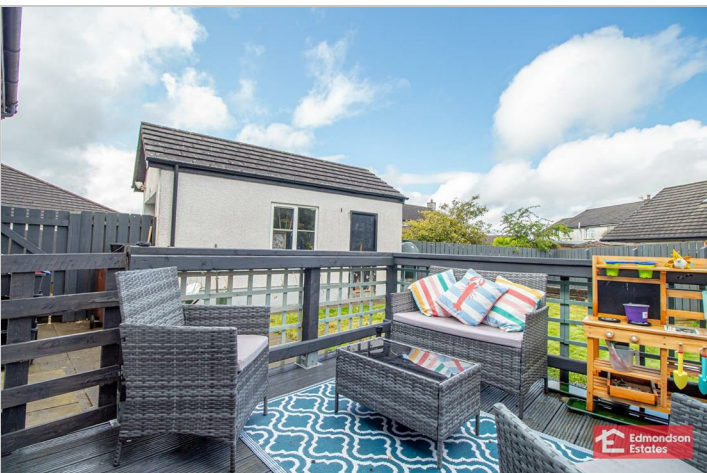
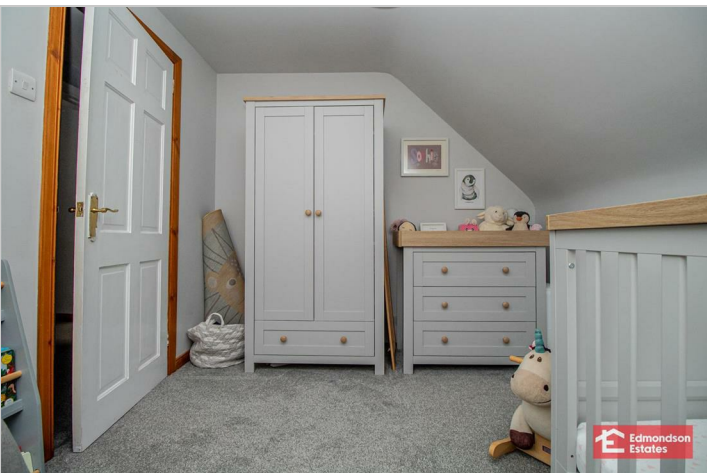
Outside tap and lighting.

DETACHED GARAGE

18'4 x 10'5 (5.59m x 3.18m)

Electric roller shutter door. Separate service door. Oil fired central heating boiler (pressurised system). Power and light.

Tel: 02825655733



Road Map



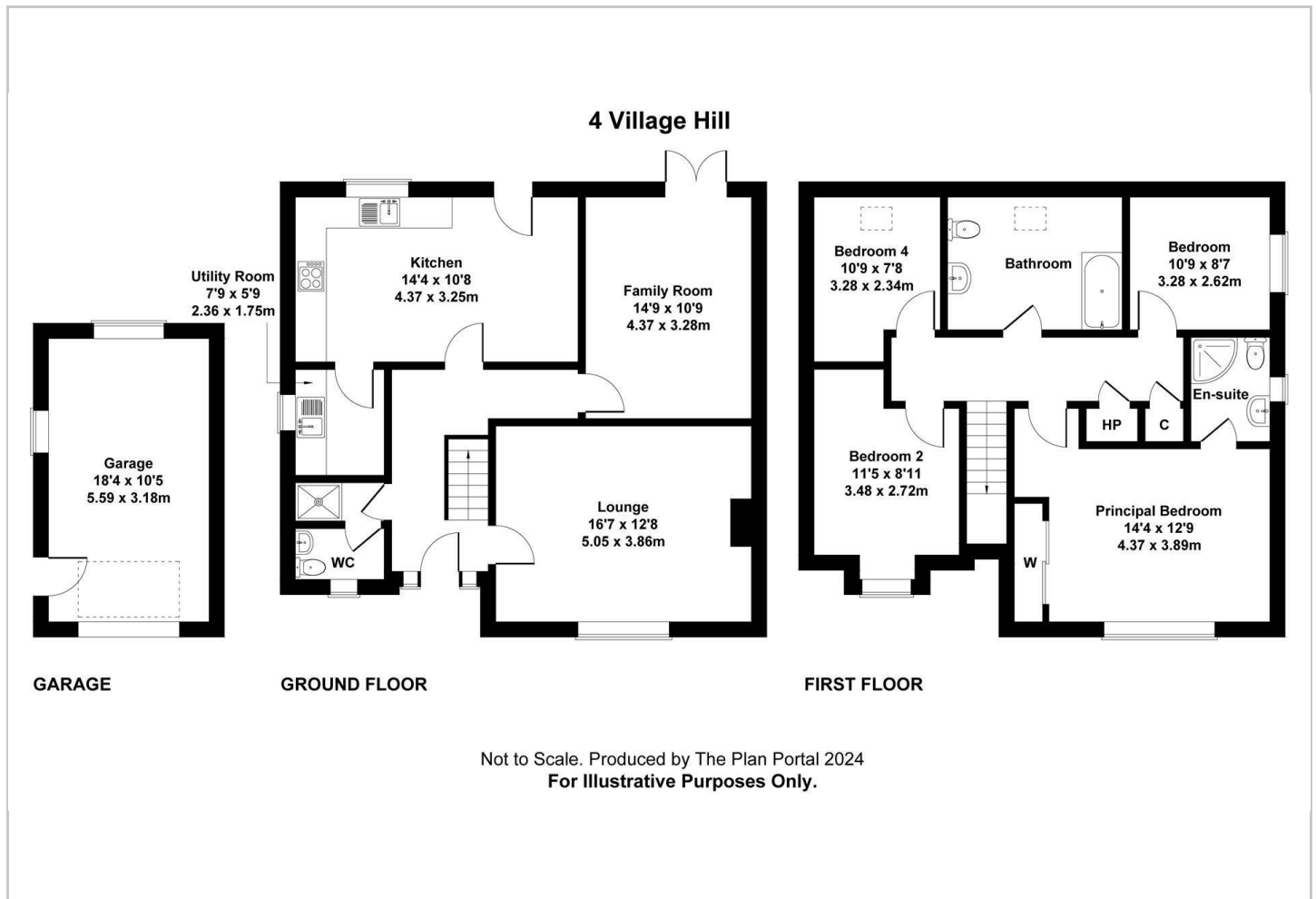
Hybrid Map



Terrain Map



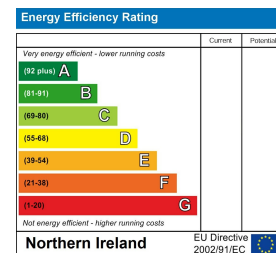
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.