



We are delighted to offer this well presented semi detached bungalow located in an established and popular residential location.

The property offers modern living space which is bright and well proportioned. Internally the property benefits from a modern open plan living space comprising of living room, kitchen and dining area. There are also three well proportioned bedrooms and modern family bathroom.

Externally there is driveway parking for several cars and leads to a detached garage. Additionally there are both front and rear gardens laid in lawns, paving and patio areas. We recommend early viewing to avoid disappointment.

Offers Over  
£169,950

20 Grange Valley Park,  
Ballyclare,  
BT39 9HG

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Viewing by  
appointment  
through agent  
028 9066 3030



- Well Presented Semi Detached Bungalow
- Located Close to Town Centre in Established Residential Location
- Modern Open Plan Living Kitchen Dining Area
- 3 Well Proportioned Bedrooms
- Modern Family Bathroom with White Suite
- Detached Garage
- Driveway Parking for Several Cars
- Front & Rear Gardens
- Excellent Location Close to Amenities

The Property Comprises:

## Ground Floor

uPVC wood effect front door with glazed panels and additional side panels with glazing giving additional natural light to . . .

ENTRANCE HALL: Wood effect laminate wood floor. Open plan to . . .

LIVING ROOM: 16' 4" x 13' 6" (4.98m x 4.11m) Matching laminate wood effect floor, low voltage spotlights.



Open plan to . . .

KITCHEN : 13' 11" x 9' 10" (4.24m x 3m) Modern fitted kitchen with range of high and low level units, work surfaces, four ring electric hob, stainless steel and glass extractor fan, electric oven, 1.5 bowl ceramic sink unit with drainer, integrated dishwasher, space for fridge freezer, ceramic tiled floor.



Open plan to . . . .

DINING AREA: 13' 6" x 6' 10" (4.11m x 2.08m) uPVC door to rear garden.



BEDROOM (1): 13' 3" x 9' 0" (4.04m x 2.74m) Laminate wood effect floor.



BEDROOM (2): 9' 10" x 9' 4" (3m x 2.84m)



BEDROOM (3): 9' 10" x 9' 4" (3m x 2.84m) Laminate wood effect floor.



BATHROOM: Modern white suite comprising panelled bath with shower over, shower screen, low flush wc, pedestal wash hand basin, ceramic tiled walls and floor, low voltage spotlights.



## Outside

Driveway to front with parking for several cars leading to . . .

DETACHED GARAGE: Light and power.

Rear garden laid in patios.

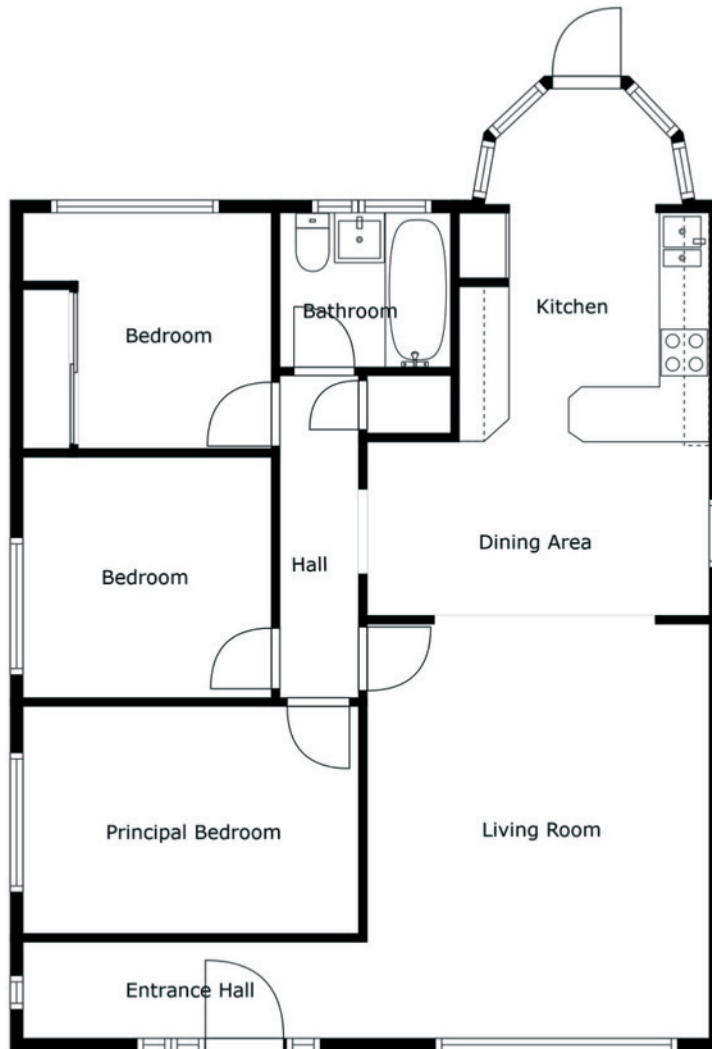


## Location:

Travelling into Ballyclare on Main Street, turn left into Avondale Drive, travel down and turn right into Grange Valley Avenue, then first left into Grange Valley Park.

Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)



Sizes And Dimensions Are Approximate. Actual May Vary.

**Energy Rating**

Epc Type: Domestic  
 Current: F37  
 Potential: C71  
 EPC Landmark Code: 0569-2997-0847-9525-1651  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		71
D 55-68		
E 39-54	37	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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