

## 50 Wesleydale, Ballyrobert, BT39 9WD



- Semi Detached Chalet Villa
- 3 Bedrooms/ 2+ Receptions
- Open Plan Kitchen With Living/ Dining Aspect
- Highly Regarded Established Development
- Furnished Cloakroom
- Deluxe En Suite Shower Room
- Modern Family Bathroom
- Detached Garage
- Oil Fired Heating (Boiler 2019)
- Double Glazed Windows

**PRICE Offers Over £199,950**

*Positioned within Ballyrobert Village in the well regarded Wesleydale Development. This spacious well presented semi detached chalet villa enjoys a well planned living layout comprising 3 bedrooms, 2 receptions, open plan kitchen with dining aspect and a deluxe en suite shower room. Externally there is a private enclosed rear garden and a detached matching garage.*

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## ACCOMMODATION

### GROUND FLOOR

Front door into:-

#### ENTRANCE HALL

Chinese slate tiled floor extending into kitchen/ dining area.

#### MODERN FURNISHED CLOAKROOM

Comprising button flush w.c. and pedestal wash hand basin.

#### LOUNGE 13'2" x 11'9"

Attractive horseshoe cast iron fireplace with polished granite hearth and wooden surround. Corniced ceiling. Quality hardwood exposed flooring.

#### OPEN PLAN KITCHEN/ DINING 20'8" x 11'9"

Equipped with a comprehensive range of high and low level fitted country pine units with contrasting work surfaces. Inlaid stainless steel sink unit with antique style mixer tap. Space for range style cooker and overhead extractor fan housed in matching canopy. Glass display cabinet. Part tiled walls. Under stairs storage cupboard.



#### FAMILY ROOM 11'10" x 11'5"

Quality laminate floor. Sliding double glazed patio doors to garden.

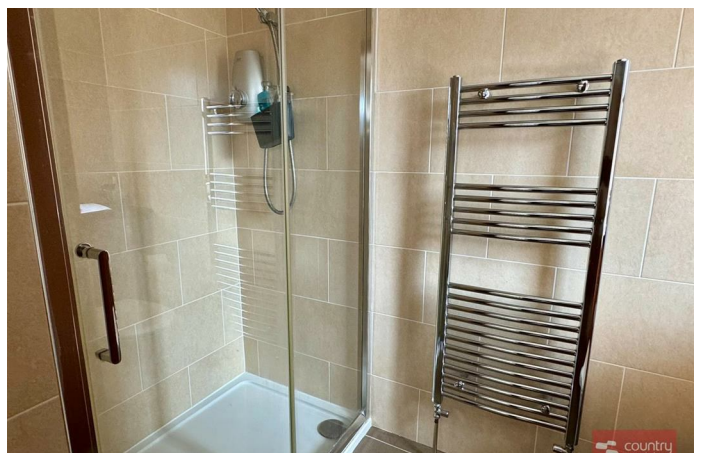
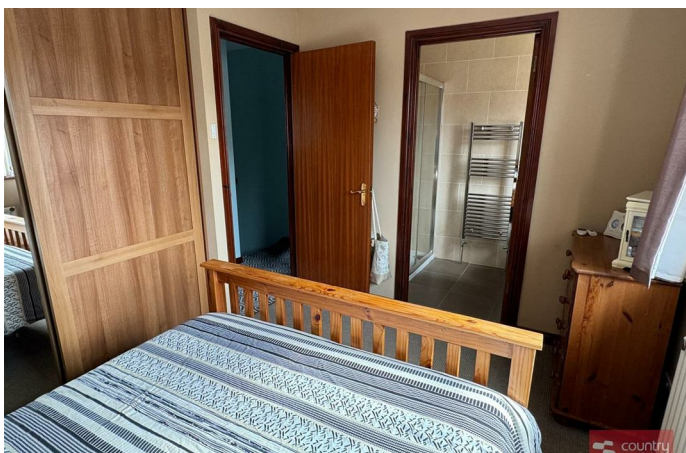
### FIRST FLOOR

#### BEDROOM 1 11'7" x 8'6"

Built in modern three bay sliderobe.

#### DELUXE EN SUITE

Comprising button flush w.c, modern fitted vanity unit and large shower enclosure with electric shower unit. Tiled floor.



## **BEDROOM 2 11'9" x 10'0"**

At max.

## **BEDROOM 3 9'3" x 8'7"**



## **MODERN FAMILY BATHROOM**

Comprising corner bath, low flush w.c. and pedestal wash hand basin. Half panelled walls. Vinyl floor.



## **OUTSIDE**

Neat garden to front in lawn.

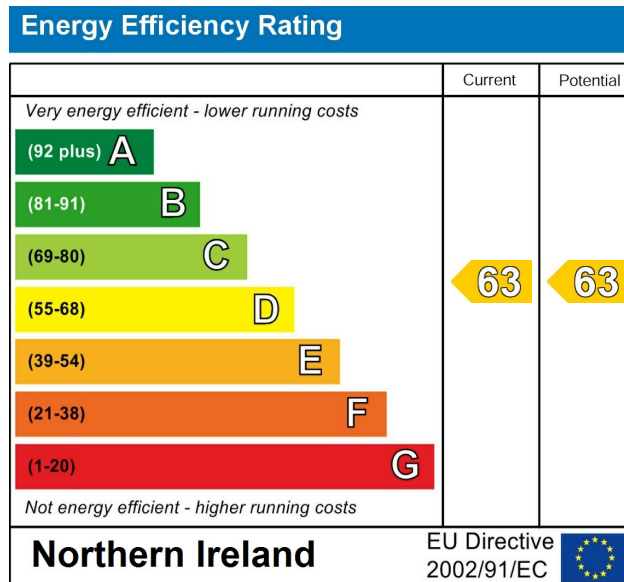
Driveway to side with ample parking to:-

## **DETACHED GARAGE 18'9" x 10'1"**

(With oil boiler replaced 2019). Roller shutter door. Power and light.

Private enclosed garden to rear screened by perimeter fence.





**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



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