

17 Hollybush Gardens, Ballyclare, BT39 9AN



- Extended Semi Detached Bungalow
- 4 Bedrooms
- 2 Reception Rooms
- Master Bedroom With En Suite And Walk In Dressing Room
- Modern Family Bathroom
- Open Plan Kitchen With Living/ Dining Aspect
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Extensive Private Site
- Popular Convenient Location



PRICE Offers Over £149,950

Positioned just off the Ballynure Road, no 17 Hollybush Gardens has been comprehensively modernised and extended by the present vendors. The accommodation briefly comprising 4 bedrooms, 2 receptions, shaker kitchen, modern bathroom and master bedroom with en suite plus walk in dressing room. An 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

Mahogany effect PVC double glazed front door into:-

WELL PRESENTED ENTRANCE HALL

Laminate flooring.

BEDROOM 2 11'9" x 11'7"

Laminate flooring.

BEDROOM 3 11'9" x 11'6"

Laminate flooring.

BEDROOM 4 11'6" x 7'3"

Laminate flooring.



MODERN WHITE BATHROOM SUITE

Comprising pedestal wash hand basin, low flush w.c. and panelled bath with electric shower unit. Fully tiled walls. Tiled floor. PVC panelled ceiling.

LOUNGE 18'3" x 11'6"

Feature fireplace with wooden surround and marble hearth.



SHAKER FITTED KITCHEN 11'7" x 10'6"

Equipped with a comprehensive range of high and low level units with contracting work surfaces. Single drainer stainless steel sink unit with mixer tap. Glass display cabinet. Integrated eye level oven with separate 4 ring overhead extractor fan. Complementary wall tiling. Integrated fridge. Plumbed for washing machine. Tiled floor. Open plan through to:-

DINING ROOM 13'3" x 9'9"

Tiled floor. PVC double glazed door to side.

FAMILY ROOM 15'6" x 12'9"

Cast iron wood burning stove with feature stone clad wall. Mahogany effect PVC double glazed door to garden.



BEDROOM 1 14'1" x 11'4"

MODERN EN SUITE

Comprising shower enclosure, button flush w.c with fitted wash hand basin. Complementary wall tiling.

WALK IN DRESSING ROOM/ WARDROBE 13'10" x 8'6"




OUTSIDE

Well tended garden to front stocked with a variety of shrubs and plants.

Private enclosed south facing courtyard style garden to rear screened by perimeter fence. Perfect for family barbeques.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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