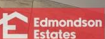




## 50 Henryville Meadows

Ballyclare, BT39 9FY

Offers Over £197,500



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed composite front door. Stairwell to first floor. Access to hot press and store. Tiled floor.

#### LOUNGE

15'8 x 10'9 (4.78m x 3.28m )

Focal point open fire with timber surround on slate hearth. Wood laminate floor covering.

#### DELUXE FITTED KITCHEN

13'11 x 10'4 (4.24m x 3.15m)

Modern fitted high gloss style kitchen with high and low level storage units and contrasting granite work surface. Matching upstands. Island unit with breakfast bar area. Integrated appliances to include eye level Neff microwave, Neff oven, Neff microwave and freestanding American style fridge freezer. Inlaid 1.5 bowl sink unit. PVC double glazed rear door. Open to conservatory.

#### CONSERVATORY

11'7 x 11'4 (3.53m x 3.45m)

PVC double glazed frames and French doors to rear garden. Tiled floor. Heating, power and lighting.

#### PRINCIPAL BEDROOM

11'8 x 10'4 (3.56m x 3.15m)

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, vanity unit and WC. Fully tiled walls and tiled floor.

#### BEDROOM 3

8'10 x 8'9 (2.69m x 2.67m)

#### FIRST FLOOR

#### LANDING

Access to walk-in wardrobe. Access to eaves storage.

#### BEDROOM 2

13'8 x 10'10 (4.17m x 3.30m)

#### BEDROOM 4/STUDY

8'6 x 5'3 (2.59m x 1.60m)

#### DELUXE FAMILY BATHROOM

Modern fitted four piece suite comprising bath, shower cubicle with mains shower over, floating vanity unit and WC. Chrome towel radiator. Fully tiled walls and tiled floor.

#### EXTERNAL

Front garden in lawn.

Private driveway in decorative stone.

Secluded rear garden in lawn with paved patio area and raised timber decking area.

Outside tap and lighting.

#### DETACHED GARAGE

19'0 x 10'6 (5.79m x 3.20m)

Roller shutter door. Separate service door. Worcester oil fired central heating boiler (pressurised system). Space and plumbing for low level appliances. Concrete floor. Power and light.



## Road Map



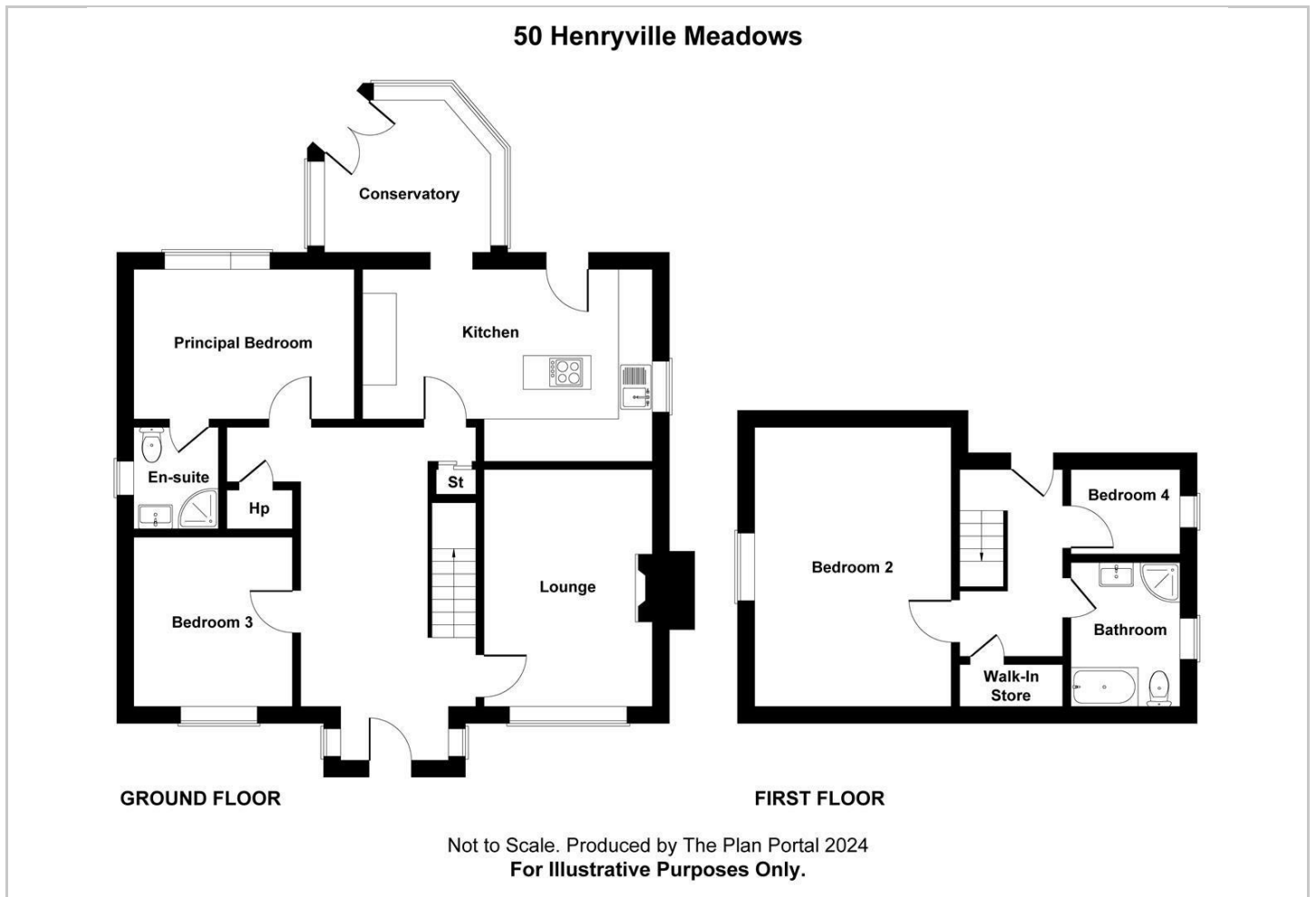
## Hybrid Map



## Terrain Map



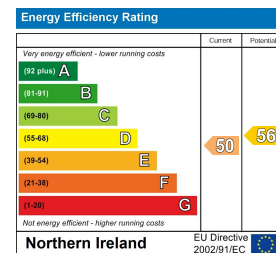
## Floor Plan



## 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.