

For Sale

Asking Price: £265,000

SimonBrien



8 Hamlet Grove,
Ballyclare, BT39 9GF

simonbrien.com

Description

Exceptionally well located on the periphery of Ballyclare Town Centre, the property is well placed in a quiet cul-de-sac location, and is yet within comfortable distance of all local amenities, excellent schooling, and transport routes connecting Belfast and other surrounding towns.

The property itself has exceptionally well maintained accommodation providing a four bedroom layout, together with two reception rooms, kitchen with casual dining area, family bathroom, and ensuite. In addition, the property is positioned on a pleasant corner site with generous driveway parking, well maintained gardens, and large integrated garage.

Likely to be of interest to the young family wanting to upsize within the area.

Viewing is by private appointment through our Belfast Office on 02890 668888.

Accommodation

Reception Hall

uPVC front door to reception hall with laminate wood floor



Special Features & Services

- Attractive Detached Family Home
- Well Presented Accommodation Throughout
- Four Generous Bedrooms With Ensuite Shower Room
- Living Room Open To Dining Room With Double Doors To Patio
- Modern Fully Fitted Kitchen Open To Casual Dining Area
- Contemporary Fully Tiled Bathroom
- Oil Fired Central Heating & Upvc Double Glazing
- Integral Garage & Generous Driveway Parking
- Pleasant Site With Generous Private Gardens To Rear
- Popular & Convenient Location On Periphery Of Ballyclare Town Centre
- Viewing by Private Appointment

Living Room

15'7" x 11'9" (4.75m x 3.58m):

Laminate wood floor, wooden beams, open plan to-



Dining Room

10'9" x 9'9" (3.28m x 2.97m):

Laminate wood floor, double uPVC doors to patio



Kitchen/Dining Area

19'11" x 10'9" (6.07m x 3.28m):

Ceramic tiled floor, low voltage recessed spotlighting, range of high and low level units, double electric oven, 4 ring ceramic hob, 1.5 bowl stainless steel sink unit, extractor fan, integrated fridge, uPVC double glazed doors leading outside



First Floor Landing

Hotpress, access to floored roofspace

Principle Bedroom

19'5" x 10'5" (5.92m x 3.18m):

Built in wardrobe

Ensuite Shower room

Laminate wood floor, fully tiled walls, low flush WC, pedestal wash hand basin with vanity unit, chrome heated towel radiator, fully tiled shower cubicle with electric shower



Bedroom 2

13'7" x 11'9" (4.14m x 3.58m):

Laminate wood floor



Bedroom 3

13' x 9'6" (3.96m x 2.9m):

Laminate wood floor



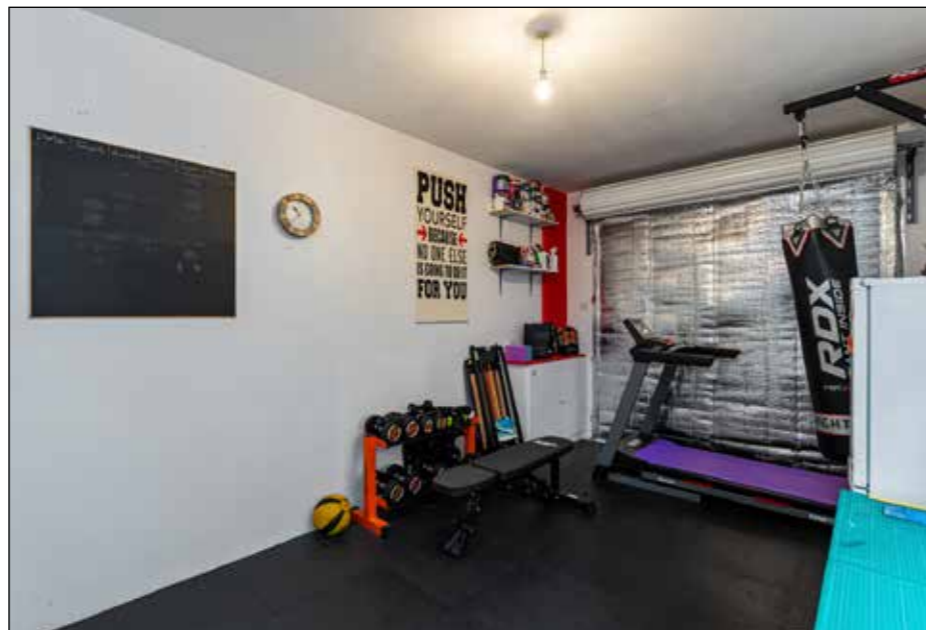
Bedroom 4
8'9" x 8'9" (2.67m x 2.67m):



Fully tiled bathroom
Low flush WC, pedestal wash hand basin with vanity unit, bath with 'Redring' electric shower above and shower cubicle, low voltage recessed spotlighting



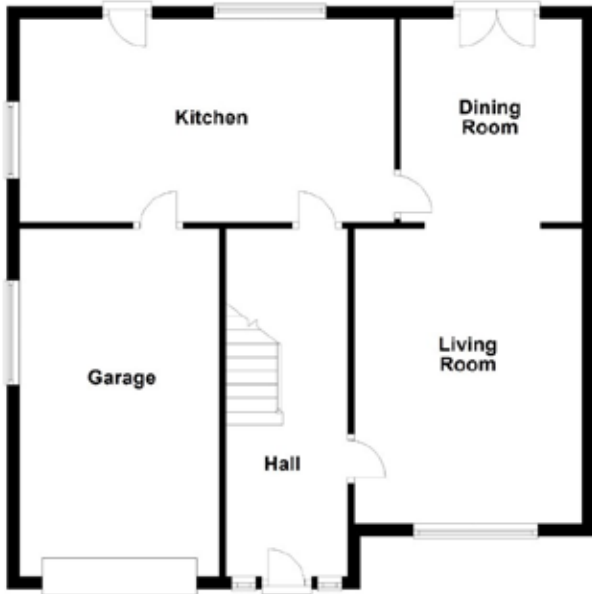
Internal Garage
17'5" x 10'6" (5.3m x 3.2m):
Oil fired boiler, plumbed for washing machine, roller shutter door, power and light



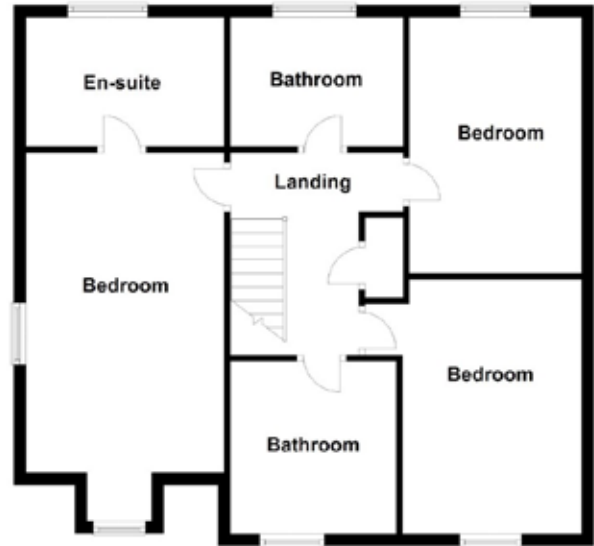
Outside
Tarmac driveway to the front for several vehicles. Front garden in lawn, enclosed rear garden in lawn with paved sitting area with a selection of plants and shrubs. PVC oil tank, shed, outside tap and light



Ground Floor



First Floor



NEGOTIATOR

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