

## 12 Village Hill, Straid, BT39 9WQ



- Detached Villa
- 4 Bedrooms
- 1+ Receptions
- Open Plan Shaker Kitchen With Living /Dining Area
- Master Bedroom With En Suite & Walk in Dressing room
- Deluxe Modern Bathroom Suite
- Extensive Private Garden to Rear
- Detached Garage/ Utility Room/ Furnished Cloakroom
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Highly Sought Village Location

**PRICE Offers Around £214,950**

*This spacious Detached 4 bedroom family home is positioned on a large private site within the popular Village Hill development in Straid Village. The property will ideally interest the purchaser searching for a home with a well planned layout incorporating an open plan Kitchen with living / dining aspect , utility room and a recently installed modern bathroom. Externally there is an extensive private rear garden, detached garage and a private driveway suitable for a number of vehicles. With a high level of interest anticipated an early viewing is highly 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

### GROUND FLOOR

#### ENTRANCE

Hardwood panelled front door with multi point locking system and twin double glazed side panels.

#### ENTRANCE HALL

Stairwell to first floor. Understairs storage. Grey coloured laminate flooring.

#### FURNISHED CLOAKROOM

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

#### LOUNGE 15' 0" x 13' 4"

Attractive Period style open fireplace with cast iron inset painted wooden surround and tiled slate hearth. Grey coloured laminate flooring.



#### OPEN PLAN KITCHEN/ DINING AREA 15' 4" x 11' 8"

Equipped with a comprehensive range of high and low level beech effect shaker units with contrasting work surfaces. Inlaid one and half bowl stainless steel sink unit with mixer tap. Range of integrated appliances including eye level double oven, inlaid 4 ring ceramic hob with integrated concealed overhead extractor unit. Fridge freezer and dishwasher. Recessed under unit lighting. Fixed glazed display cabinets. Separate storage cupboard. Part tiled walls. Part ceramic tiled floor in kitchen area. Exposed wooden flooring in living / dining area.



#### UTILITY ROOM 8' 1" x 5' 10"

Range of matching high and low level beech effect shaker units with contrasting work surfaces. Inlaid stainless steel sink unit with mixer tap. Recess and plumbing for automatic washing machine and tumble dryer. Splashback tiling. Hardwood glass panelled door accessing rear garden.

### FIRST FLOOR

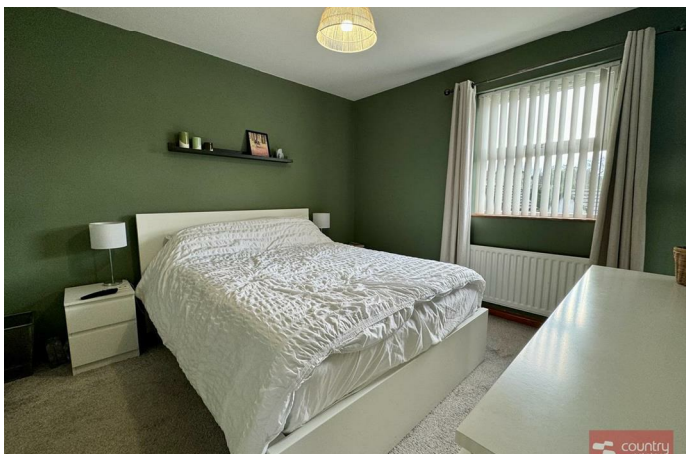
#### LANDING

Access to floored roof space with pull down ladder. Shelved hot press.

## **BEDROOM 1 11' 0" x 10' 5"**

### **EN SUITE SHOWER ROOM**

Comprising quarter rounded shower cubicle, low flush wc and wash hand basin. Complimentary wall tiling.



## **DRESSING ROOM / BEDROOM 4 7' 7" x 7' 3"**

Presently used as walk in dressing room accessed off bedroom 1. Can be easily adapted back to original layout if required.

## **BEDROOM 2 11' 0" x 10' 5"**

## **BEDROOM 3 10' 5" x 7' 4"**

Laminate flooring.

### **DELUXE BATHROOM**

Recently installed comprising panelled bath with fixed shower screen electric shower unit over with drench style shower and complimentary wall tiling. Low flush w.c. and modern floating wood effect vanity unit with mono block mixer tap.



## **OUTSIDE**

Neat front garden in lawn.

Spacious tarmac driveway with ample parking for a variety of vehicles.

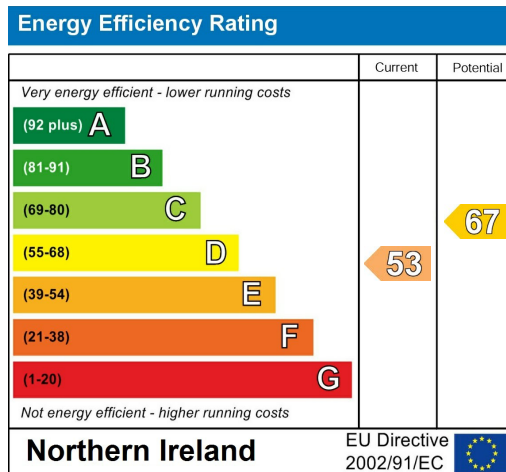
Extensive private enclosed rear garden laid in lawn with spacious paved patio area perfect for family barbeques.

PVC oil tank. Outside light and water tap.

## **DETACHED GARAGE 20' 0" x 11' 0"**

Roller shutter door. Side service door. Gable side window. Electric light and power points.





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



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.