



SALE AGREED

25 Willendale Gardens

Ballyclare, BT39 9WL

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25 Willendale Gardens

, Ballyclare, BT39 9WL

Offers over £199,950



Nest Estate Agents are thrilled to bring to market this exceptionally well-presented four bedroom townhouse in the popular residential development of Willendale, situated on the cusp of Ballyclare Town centre. This deceptively spacious home will be sure to appeal to a wide range of buyers. Internally the property benefits from a high standard of finish, comprising of contemporary open plan kitchen/dining area, separate utility room, downstairs w/c and additional front reception room. On the first floor there are four well proportioned bedrooms (master with en-suite and dresser), storage and modern four-piece family bathroom suite. Further benefits include gardens to front and rear, off road parking, gas heating and uPVC double glazing. This property offers luxury living with a modern finish throughout and ample space for growing families.

This property is conveniently located off the Doagh Road and new Jubilee road, offering ease of access and close proximity to local schools, shops, coffee shops and other amenities within walking distance. Public transport links are close to hand making this property ideal for those commuting to Belfast City Centre, Antrim or Larne.

We anticipate there will be high interest in this property and early viewing is recommended, contact Nest today to arrange a viewing on 02893438090.

HALLWAY

18'6" x 6'7" (5.64m x 2.01m')

External composite door with glazed overhead inset. Wood effect tiles. Access to downstairs w/c and understairs storage.

STORAGE

2'10" x 5'6" (0.86m x 1.68m)

TOILET

5'7" x 2'11" (1.70m x 0.89m)

Wood effect tile flooring. Corner mounted half pedestal sink. Low flush w/c.

LIVING ROOM

15'8" x 11'6" (4.78m x 3.51m)

Wood effect laminate flooring. Feature fireplace with tiled hearth and exposed brick inset.

KITCHEN

18'6" x 14'7" (5.64m x 4.45m)

Luxury fitted shaker style kitchen with range of high and low level units, contrasting modern formica worktops with matching upstand. Stainless steel 1.5 sink unit with drainer and pull-out chrome mixer tap. Integrated oven, four ring electric hob unit. Overhead stainless steel extractor fan. Integrated dishwasher, fridge freezer. Recessed spotlights.

UTILITY

7' x 5' (2.13m x 1.52m)

Range of high and low level units with contrasting formica worktops. Plumbed for appliances. Access to rear garden. Integrated boiler unit. uPVC external door.

BEDROOM 1

15'4" x 13'2" (4.67m x 4.01m)

Bespoke custom built-in wardrobes.

DRESSING ROOM

6'2" x 3'11" (1.88m x 1.19m)

ENSUITE

8'9" x 3'11" (2.67m x 1.19m)

Ceramic tiled flooring. Low flush w/c. Mosaic splashback. Enclosed chrome shower unit.

Tel: 02893438090

BEDROOM 2

12'4 x 8'5 (3.76m x 2.57m)

Wood effect laminate flooring.

BEDROOM 3

9'7 x 9'9 (2.92m x 2.97m)

BEDROOM 4

8'4 x 6'6 (2.54m x 1.98m)

Wood effect laminate flooring.

BATHROOM

6'8 x 8'4 (2.03m x 2.54m)

Modern four piece family suite comprising of contemporary panelled bath with chrome mixer taps. ceramic tiled surround, Pedestal sink with chrome mixer tap and feature mosaic splashback. Low flush w/c. Ceramic tiled floor. Enclosed chrome shower unit, fully tiled with mosaic border.

LANDING

13'7 x 6'8 (4.14m x 2.03m)

STORAGE

3'6" x 3'5" (1.07m x 1.04m)

OUTSIDE

Front driveway finished in stone, off road parking. Fully enclosed rear garden finished with artificial grass, surrounding wooden privacy fence. Paved patio and walkway and uPVC French doors. Outside light. Outside tap.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.

Thinking about selling your home? We can carry out a free property valuation on your home and help you plan your next move.



Road Map



Hybrid Map



Terrain Map



Floor Plan

25 Willendale Gardens, Ballyclare

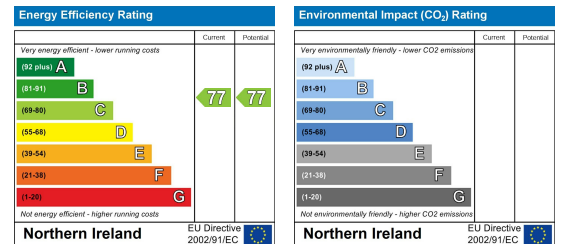
Ground Floor

First Floor

Viewing

Please contact our Nest Estate Agents Office on 02893438090 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.