

30 Henryville Meadows, Ballyclare, BT39 9FY



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Cul De Sac Position
- Open Aspect To Front
- Open Plan Shaker Kitchen With Dining Area
- PVC Double Glazed Windows
- Oil Fired Central Heating
- Excellent First Time Buy

PRICE Offers Over £159,950

Positioned within a quiet cul de sac in the popular Henryville development in Ballyclare. This well presented 3 bedroom semi detached enjoys an open aspect and well planned living layout comprising Shaker kitchen in Beech effect finish and modern 4 piece family bathroom. Externally there are excellent parking facilities and a large private enclosed garden. An excellent purchase for first time buyers an early viewing is recommended.



>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Front door into:

WELL PRESENTED SPACIOUS ENTRANCE HALL

Tiled floor. Under stair storage cupboard

LOUNGE 17'3" x 11'6"

Attractive modern fireplace with polished granite inset and wooden surround. Laminate flooring. Twin doors into:

OPEN PLAN LIVING/KITCHEN/DINING AREA 18'6" x 11'7"

Equipped with a comprehensive range of Beech effect fitted shaker style units with contrasting work surfaces. Single drainer stainless steel sink unit with swan neck mixer tap. Integrated oven with 4 ring hob and overhead extractor fan housed in stainless steel canopy. Space for freestanding fridge / freezer. Plumbed for washing machine. Part tiled walls and tiled floor. Double glazed patio door to garden

FIRST FLOOR

BEDROOM 1 12'9" x 11'3"

At max. Beech effect laminate flooring

BEDROOM 2 13'6" x 8'6"

Beech effect laminate flooring

BEDROOM 3 9'9" x 7'3"

Presently used as dressing room. Built in wardrobe. Beech effect laminate flooring

MODERN WHITE 4 PIECE FAMILY BATHROOM

Comprising low flush w.c, panelled bath with telephone shower attachment and tiled splashback. Pedestal wash hand basin, quarter rounded fully tiled shower enclosure. Tiled floor

OUTSIDE

Neat well maintained garden to front in lawn

Driveway to side with space for a variety of vehicles

Large private enclosed garden to rear screened by perimeter fence and part paved patio area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.



T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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