



14 Ollar Valley, Ballyclare, County Antrim, BT39 9ZE

Asking Price: £245,000

 **Reeds Rains**

reedsrains.co.uk

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Viewing Strictly By Appointment!

Description

Reeds Rains are delighted to present for sale this immaculate Semi Detached home located in the recently constructed Ollar Valley development. Located just a few miles from Doagh, Ballyclare and Glengormley this beautiful home offers unique countryside feel with fantastic transport links. The property itself comprises entrance hall, downstairs WC, lounge and superb kitchen and diner with extended sunroom. The first floor is complete with three good sized bedrooms and bathroom. This extended home offers a fourth bedroom with walk in dressing room and ensuite to the second floor. This home also benefits from gas heating, double glazing and superb enclosed rear garden.

Entrance Hall

Laminate flooring. Recessed spotlights.

Downstairs WC

Low flush WC and semi pedestal wall mounted wash hand basin. Tiled flooring and tiled splashback areas.

Lounge

16'9" x 11' (5.1m x 3.35m)
Naturally bright and spacious lounge with recessed low voltage spotlights. Feature inglenook fire place with multi fuel stove. Complete with Herringbone design flooring.

Kitchen And Dining Open To:

18'3" x 11'1" (5.56m x 3.38m)
Excellent range of high and low level units with complimentary worktop surfaces. Stainless steel drainer unit with chrome mixer tap. Twin built in ovens and gas hob with stainless steel extractor fan overhead. Integrated dishwasher and plumbed for American style fridge freezer. Ample casual dining space. Tiled flooring and recessed spots. Open to:

Sunroom

9'10" x 9'4" (3m x 2.84m)
Ideal family space. Complete with tiled flooring and double doors leading to rear garden.

Stairs To First Floor Landing

Bedroom Two

10'11" x 9'3" (3.33m x 2.82m)
Complete with carpeted flooring.

Bedroom Three

12'3" x 8'9" (3.73m x 2.67m)
Complete with carpeted flooring.

Bedroom Four

10'1" x 9'1" (3.07m x 2.77m)
Complete with carpeted flooring.

Family Bathroom

Modern and stylish four piece bathroom suite comprising dual flush WC, recessed sink with vanity unit beneath, panel bath and separate walk in shower cubicle with thermostatic shower. Large chrome heated towel rail. Tiled flooring and tiled splashback areas. Low voltage recessed spotlights.

Stairs To Second Floor Landing

Master Bedroom

14'5" x 12'9" (4.4m x 3.89m)
Spacious double bedroom with Dormer window to the front of the property. Additional walk in dressing room. Eave storage. Complete with carpeted flooring.

Ensuite Shower Room

Modern ensuite complete with large walk in shower cubicle with mains thermostatic shower. Wash hand basin and dual flush WC. Large chrome heated towel rail. Tiled flooring and tiled splashback areas.

Externally

Off Street Parking

Ample off street parking with tarmac driveway

to the side of the property. Gated entrance to rear garden.

Enclosed Rear Garden

Paved patio area and Generous garden laid in lawn. Twin garden sheds. (The larger shed complete with patio doors and easily configured to offer home office / study)

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: **The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017** - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person. CONTACT THE BRANCH.

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All Measurements
All Measurements are Approximate.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.