

8 Willendale Meadows, Ballyclare, BT39 9WJ



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Highly Regarded Established Development
- Luxury Open Plan Kitchen/ Living/ Dining Aspect
- Deluxe Four Piece Family Bathroom
- Master Bedroom with Deluxe Ensuite
- Modern Furnished Cloakroom
- PVC Double Glazed Windows / Gas Central Heating
- Private Enclosed Garden To Rear

PRICE Offers Over £194,950

Positioned within a popular established development perfectly situated close to Ballyclare town centre. This modern semi detached property will ideally suit a first time buyer who has been looking for a contemporary home with a 'Turnkey' style finish at a realistic price. Enjoying a well planned living layout extending to circa 1110 sq ft comprising lounge, open plan contemporary kitchen with living/ dining aspect, utility room, modern en suite and a four piece family bathroom. An early viewing is 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

ACCOMODATION

GROUND FLOOR

Composite front door with double glazed fan light into:

SPACIOUS ENTRANCE HALL

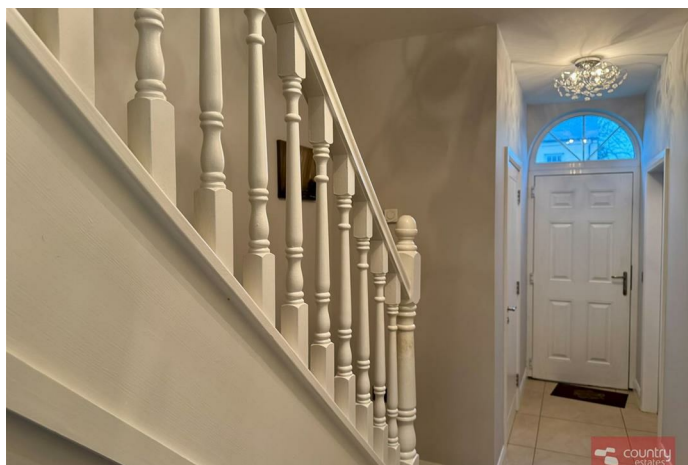
With tiled floor extending into Kitchen/Dining area & Cloakroom. Access to under stair storage.

MODERN FURNISHED CLOAKROOM

Comprising button flush w.c and pedestal wash hand basin with mono block tap.

LOUNGE 15'6" x 10'0"

Modern wall mounted gas fire. Quality walnut effect laminate floor.



OPEN PLAN KITCHEN/ LIVING/ DINING ASPECT 17'0" x 16'6"

At widest points. Equipped with a comprehensive range of high and low level modern fitted units in matte ivory coloured finish with contrasting wood grain effect work surfaces with matching up stands. Single drainer stainless steel sink unit with mixer tap. A range of Integrated appliances including oven with four ring gas hob, overhead extractor fan housed in stainless steel canopy, dishwasher and fridge/freezer. Twin French double glazed doors to private enclosed rear garden.



UTILITY ROOM 7'8" x 5'4"

Fitted with a range of matching units, single drainer stainless steel unit with mixer tap. Space for washing machine and tumble dryer. Gas fired central heating boiler housed in cupboard. PVC double glazed back door to private garden.

FIRST FLOOR

LANDING

Access to floored and shelved roof space with pull down fold away ladder. Shelved linen cupboard.

BEDROOM 1 13'0" x 9'6"

Bespoke fitted wall to wall modern wardrobes in gloss finish with matching overhead shelved storage bays and twin fitted matching drawer units with walnut effect trim.

DELUXE ENSUITE

Comprising pedestal wash hand basin with mono bloc tap, fully tiled shower enclosure with thermostatically controlled shower and push button w.c. Tiled floor.

BEDROOM 2 15'6" x 9'6"



BEDROOM 3 11'0" x 7'5"

DELUXE FOUR PIECE MODERN BATHROOM

Comprising panelled bath with tiled splashback, button flush w.c , pedestal wash hand basin with mono bloc tap and large fully tiled shower enclosure with thermostatically controlled shower. Recessed spot lights. Tiled floor.



OUTSIDE

Neat garden to front in lawn.

Driveway to side with ample parking for a number of vehicles.

Private enclosed garden to rear screened by perimeter fence laid in part lawn with twin private patios. Perfect for family BBQ's.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



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.

