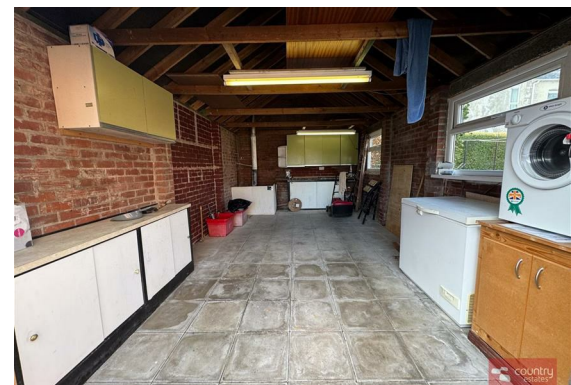


# 12 Grange Valley Avenue, Ballyclare, BT39 9HF



- **Impressive Semi Detached Bungalow**
- **3 Bedrooms**
- **1 Reception**
- **Luxury Modern Fitted Kitchen (Recently Installed)**
- **Contemporary 3 Piece Bathroom With Electric Shower**
- **PVC Double Glazed Windows, Doors Facias and Soffits**
- **Detached Matching Garage With Parking Area**
- **Neat Well Maintained Gardens**
- **Choice Position Within Popular Development / Open Aspect to Front**
- **Oil Fired Central Heating / Fitted Solar Panels**

**PRICE Offers Over £158,500**

*Positioned on an extensive mature site within a highly regarded established location within easy walking distance to Ballyclare Town Centre and Sixmile River Park. Beautifully presented throughout this attractive semi detached bungalow is an ideal purchase for first time buyers and downsizers alike. The property benefits from a well planned living layout incorporating 3 bedrooms, spacious lounge, a recently installed luxury high gloss fitted kitchen and a contemporary 3 piece bathroom. Externally there is a detached garage with ample parking facilities and the property further benefits from fixed solar panels contributing to reduced energy bills for modern living. 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

## ACCOMODATION

### ENTRANCE

PVC Double Glazed front door with twin double glazed side panels with leaded glass. Into:-

### SPACIOUS ENTRANCE HALL

### LOUNGE 16'2" x 12'5"

Attractive marble effect modern feature fireplace. Dual wall lighting. Picture style window. Laminate strip flooring.



### KITCHEN 11'3" x 12'4"

At widest points. Fitted with a range of high and low level units finished in ivory gloss with contrasting wood effect work surfaces and tiled wall splash back. Inlaid single drainer stainless steel sink unit with swan neck mixer tap. A host of integrated appliances including electric oven, 4 ring electric hob with overhead extractor fan housed in stainless steel canopy. Space for fridge/freezer and washing machine. Access into hot-press storage. PVC paneled ceiling. Tiled floor. Double glazed PVC back door onto rear garden.



### BEDROOM 1 10'11" x 10'10"

Built in fitted mirrored slide robes. Laminate strip flooring.

### BEDROOM 2 10'10" x 7'11"

Laminate strip flooring.

### BEDROOM 3 8'8" x 7'11"

### MODERN 3 PIECE BATHROOM

Contemporary three piece suite comprising push button flush w.c, vanity unit with mixer tap and pannelled bath with electric shower overhead. Fully paneled walls. Tiled Floor. Paneled ceiling with spot lights.




## **OUTSIDE**

Occupying a spacious private site on Grange Valley Avenue within walking distance to local town centre amenities. Driveway leading to detached garage with ample parking facilities. Front garden laid in lawn. Private enclosed rear garden in lawn. Fixed solar panels contributing to reduced energy bills. Water tap. Outside light.

## **DETACHED GARAGE 19'9" x 11'7"**

Power and Light. Electric roller door. Housing oil boiler.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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



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.

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