



Ollar Valley,

**Offers in the region of
£157,500**



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Ollar Valley, Ballyclare, Antrim

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Reeds Rains are delighted to present for sale this immaculate end townhouse 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. The first floor is complete with three good sized bedrooms (master with ensuite) and bathroom. Further features throughout this home include PIP security systems, USB Sockets and TV ports in each room. This home also benefits from gas heating, double glazing and superb enclosed rear garden.

ENTRANCE HALL

Tiled entrance hall. Built in understair storage cupboard.

DOWNSTAIRS WC

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

LOUNGE

3.73m x 3.71m (12'3" x 12'2")

Naturally bright and spacious lounge with recessed low voltage spotlights. Built in BT Fibre Broadband Control box.

KITCHEN WITH DINETTE

5.05m x 2.90m (16'7" x 9'6")

Excellent range of high and low level units with complimentary work top surfaces. Stainless steel drainer unit and sink with mixer tap. Built in oven with gas hob and stainless steel splashback and extractor fan. Integrated appliances to include fridge freezer, dishwasher and washing machine. Ample casual dining space with upvc double doors to rear garden. Kitchen and dinette complete with tiled flooring and spotlights.

STAIRS TO FIRST FLOOR LANDING

Built in storage cupboard. EnviroVent Loft mounted unit (a sophisticated whole home ventilation and condensation

control unit) Slingsby ladder access to partially floored roofspace.

MASTER BEDROOM

3.73m x 2.62m (12'3" x 8'7")

Double bedroom complete with carpeted flooring. Front window aspect.

ENSUITE SHOWER ROOM

Modern ensuite complete with large walk in shower cubicle with mains thermostatic shower. White sink with vanity unit. Dual flush WC. Large chrome heated towel rail. Tiled flooring and tiled splashback areas.

BEDROOM TWO

3.86m x 2.84m (@ Widest Points) (12'8" x 9'4" (@ Widest Points))

Double bedroom complete with carpeted flooring. Views to the countryside.

BEDROOM THREE

2.64m x 2.34m (8'8" x 7'8")

Complete with carpeted flooring. Views to the front of the property.

BATHROOM

2.79m x 2.08m (9'2" x 6'10")

Modern and stylish bathroom suite comprising dual flush WC, recessed sink with vanity unit beneath and panel bath with shower overhead. Tiled flooring and tiled splashback areas. Low voltage recessed spotlights.

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 with outside hot and cold taps and external electric sockets. Dedicated storage area. Generous garden laid in lawn. (Shed not included).



For full EPC please contact the branch

