

simon**BRIEN**
RESIDENTIAL

33 Henryville Manor,
Ballyclare, BT39 9FP



Offers Over £275,000

Telephone 02890 668888
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KEY FEATURES

- Attractive Extended Detached Family Home Set Within Popular Recently Constructed Development
- Four Bedrooms Including Master With Luxury Ensuite Shower Room
- Spacious Loung Open Plan To Dining Area
- Family Room
- Luxury Fitted Kitchen With Range Of Appliances Including Neff Open To Dining Area
- Spacious Sunroom With Vaulted Ceiling & Double Doors To Patio
- Luxury Family Bathroom
- Downstairs WC/Cloakroom
- Oil Fired Central Heating
- PVC Double Glazing
- Detached Garage & Garden Shed With Lean Over
- Generous Driveway Parking
- Fully Enclosed Low Maintenance Rear Garden
- Popular Location
- Walking distance to Ballyclare & Motorway Networks Connecting Belfast With The International Airport A Short Drive Away

DESCRIPTION

Henryville Manor is a high quality development of recently constructed family homes, well located in the heart of Ballyclare. This property benefits from being walking distance to all the amenities Ballyclare has to offer as well as being a short drive away to the International Airport, Belfast City Centre and other surrounding towns are easily accessible via the nearby motorway/road networks or bus routes.

The property itself is beautifully presented with nothing to do except move in. The property has also been extended with family living in mind. The layout comprises of a spacious lounge / dining area, family room, luxury kitchen, downstairs wc and spacious sunroom with vaulted ceiling. Upstairs has 4 bedrooms and a luxury bathroom and recently installed luxury shower room.

In addition, the property benefits from a fully enclosed rear garden, detached garage, and generous driveway parking and a shed with outside power sockets.

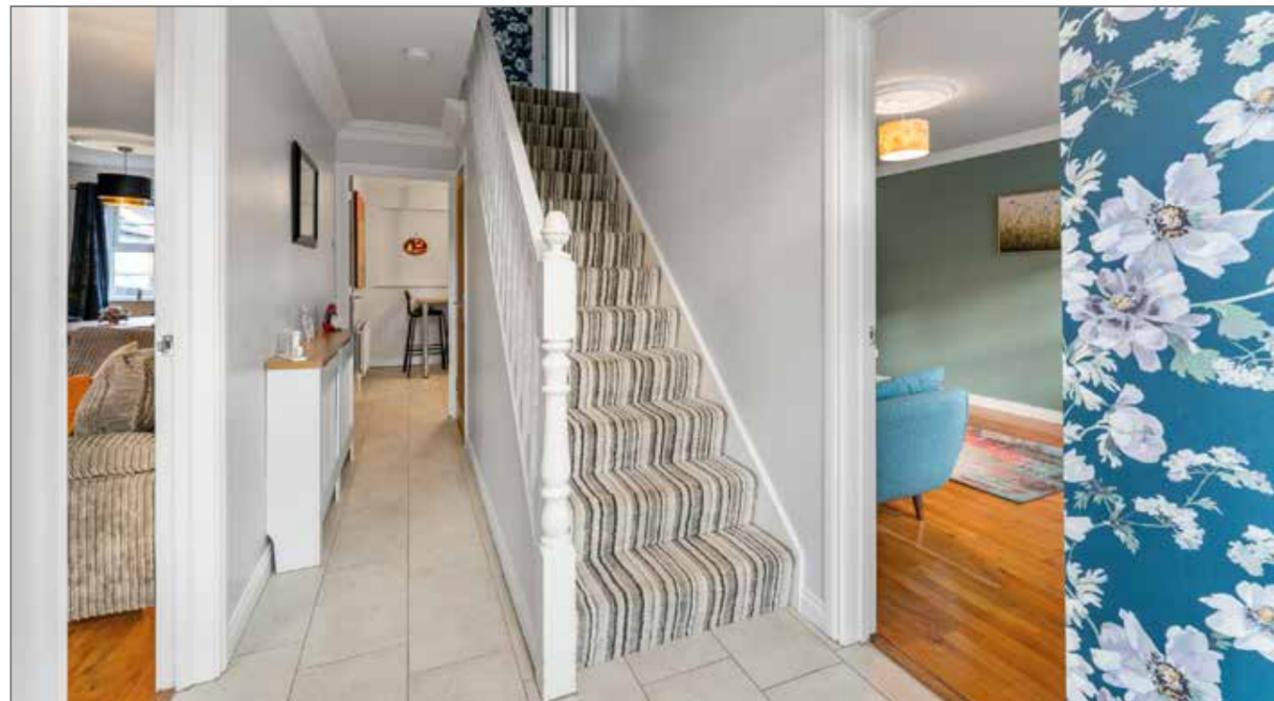
Likely to be of interest to the growing family in today's market. Viewing is by private appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

ENTRANCE

ENTRANCE HALL:

Ceramic tiled floor, understairs storage cupboard



GROUND FLOOR

FORMAL LOUNGE WITH DINING SPACE; 24' 10" x 11' 1" (7.57m x 3.38m)

Formal lounge with feature open fire with surrounding fireplace. Complete with Solid wooden floor. Open aspect to ample casual dining space. Also allowing access to kitchen area.





FAMILY ROOM:
14' 8" x 11' 0"
(4.47m x 3.35m)

Solid wood flooring. Corniced ceiling, corniced rose.



KITCHEN OPEN TO;
17' 3" x 9' 9" (5.26m x 2.97m)

Stunning range of high and low level units with matching worktop surfaces. 1.5 bowl stainless steel sink unit and mixer taps. Six ring gas hob with glass splashback and stainless steel extractor fan overhead. Intergrated appliances to include NEFF oven and built in microwave. Intergrated wine chiller. Breakfast bar area. Intergrated fridge freezer. Tiled flooring and tiled splashback area. Open plan aspect to recently extended sunroom.



**RECENTLY INSTALLED SUNROOM;
18' 1" x 13' 2" (5.51m x 4.01m)**

Side door access to driveway and double doors to rear garden. Plumbed for kitchen appliances and complete with vaulted ceiling light and tiled flooring.



DOWNSTAIRS WC;

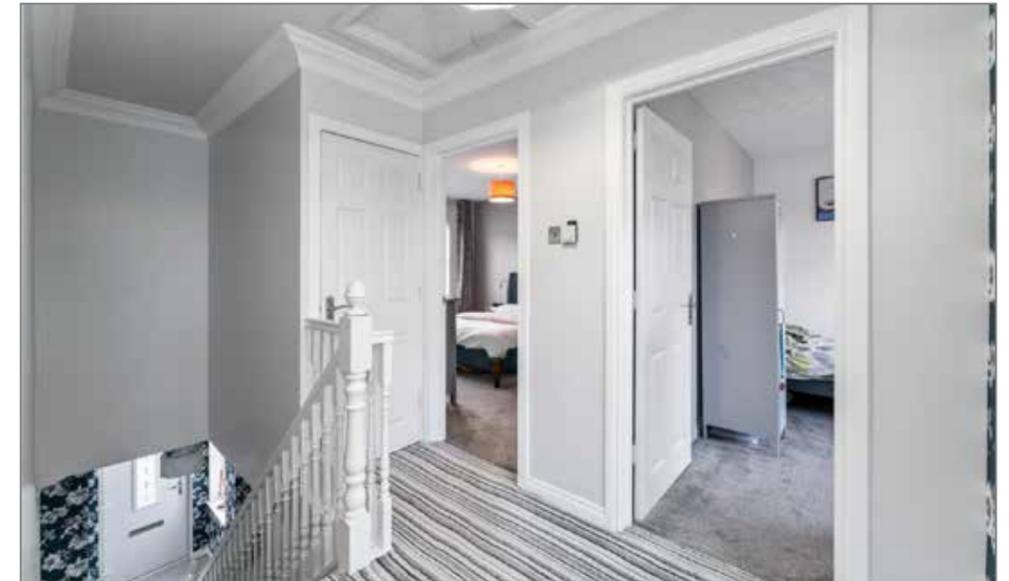
Dual flush WC and wash hand basin. Tiled flooring and tiled splashback areas, extractor fan.



FIRST FLOOR

LANDING:

Stairs leading to landing, shelved hotpress.



**MASTER BEDROOM:
14' 6" x 11' 0" (4.42m x 3.35m)**

Complete with carpeted flooring.



EN SUITE SHOWER ROOM:

Three piece ensuite comprising walk in shower cubicle with electric shower, WC and pedestal wash hand basin. Tiled flooring and half tiled walls.



BEDROOM (2):
15' 7" x 11' 1"

(4.75m x 3.38m)

Complete with carpeted flooring.



BEDROOM (3):

11' 1" x 9' 11" (3.38m x 3.02m)

Complete with carpeted flooring.



BEDROOM (4):

9' 2" x 9' 0" (2.79m x 2.74m)

Complete with carpeted flooring.



BATHROOM:

Modern and stylish bathroom suite complete with bath with mains thermostatic shower overhead. Dual flush WC and white pedestal wash hand basin with vanity unit. Tiled splashback areas.



OUTSIDE

DETACHED GARAGE:

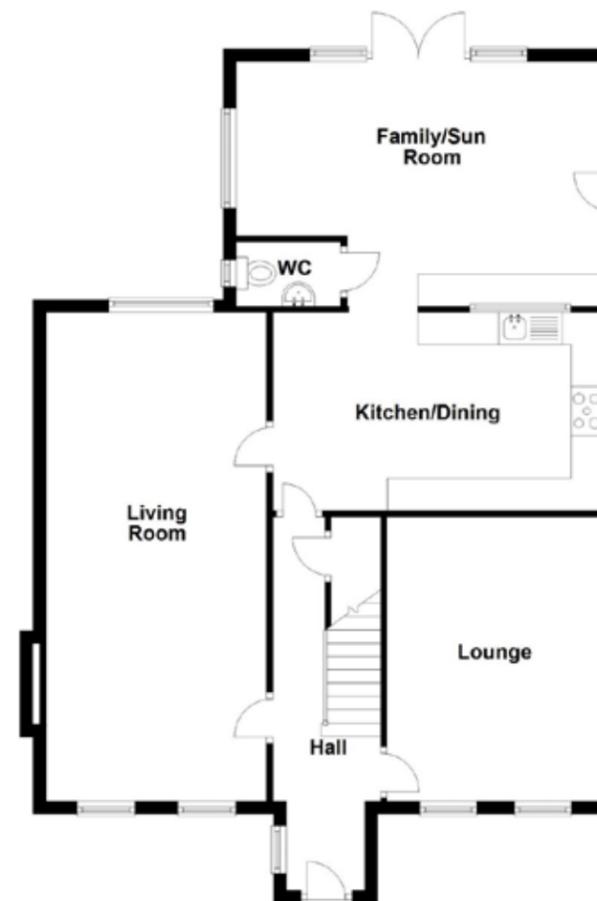
19' 7" x 10' 8" (5.97m x 3.25m) Complete with remote controlled roller door. Electrical points and sockets and plumbed.

ENCLOSED REAR GARDEN:

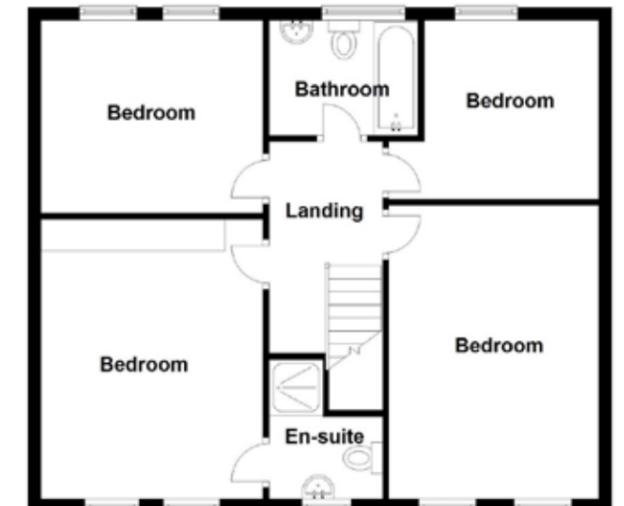
Excellent rear garden with bespoke paved patio and PVC grassed areas. Garden shed with lean to cover ideal for those with home hot tubs etc. Outside electrical sockets to the side and rear of the property. Side door access if required to detached garage.



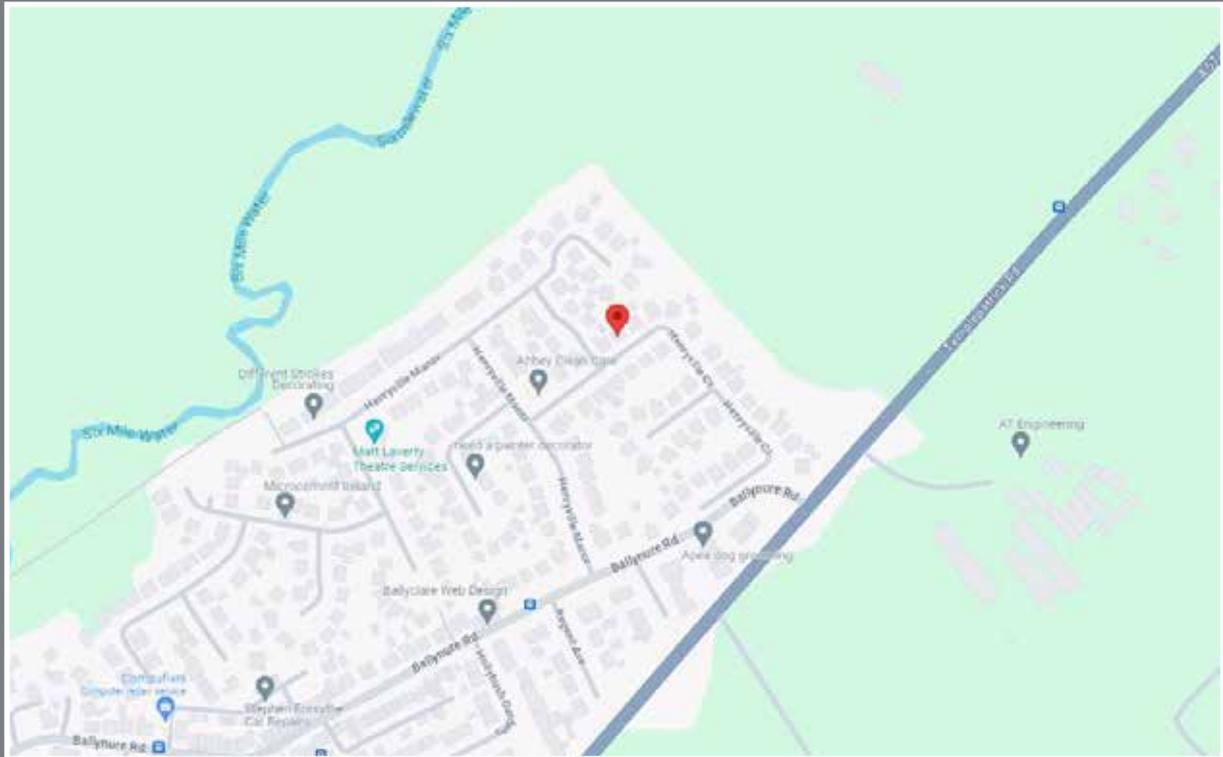
Ground Floor



First Floor



Location



Financial Advice

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