

## The Willows, Ballyrobert, BT39 9UY

**For Sale**  
Offers Over  
**£259,950**

This is a magnificent detached property situated in a highly regarded development in Ballyrobert close to the Thompson Primary School. The property offers generous family accommodation and is well presented throughout. The property is located approximately 3.5 miles from Ballyclare and Glengormley and 11 miles to Belfast City Centre offering convenient living in a semi-rural location. We recommend viewing at your earliest convenience.



**Energy Efficiency Rating D.**

**T: 028 9080 0000**





 4 
  2 
  2

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	61	68
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

- Red bricked detached property in a popular residential area
- 4 Bedrooms (Master bedroom with modern en-suite shower room)
- Lounge in solid wood flooring with hole in the wall style fire plus separate family room
- Modern fitted kitchen with range of built-in appliances and casual dining area
- Luxury white bathroom suite
- Oil fired central heating
- Double glazing in uPVC mahogany frames
- Utility room
- Double detached garage
- Cul de sac





The property comprises of

## GROUND FLOOR

**RECEPTION HALL** Ceramic tiled flooring, uPVC mahogany front door.

**CLOAKROOM** Low flush WC, pedestal wash hand basin, ceramic tiled flooring.

**LOUNGE** 20' 8" x 12' 10" (6.3m x 3.91m)  
Solid wood flooring, hole in the wall style fireplace, gas stove in situ-gas bottles are used at side of house.

**FAMILY ROOM** 10' 6" x 9' 9" (3.2m x 2.97m)  
Laminate wood flooring, wired for flat screen.

**KITCHEN** 22' 4" x 14' 1" (8' 11" min) (6.81m x 4.29m)  
Modern fitted kitchen with range of high and low level units, rounded edge worksurfaces, sink with tap and vegetable sink, built-in Samsung ceramic hob, built-in fan assisted oven, built-in small fridge, built-in Neff dishwasher, Neff stainless steel extractor fan, built-in Neff microwave, wine rack, partially tiled walls, ceramic tiled flooring. Casual dining area, ceramic tiled flooring, uPVC mahogany patio door to rear.

**UTILITY ROOM** 8' 7" x 6' 6" (2.62m x 1.98m)  
Range of units, stainless steel sink unit with mixer tap, plumbed for washing machine, partially tiled walls, ceramic tiled flooring, uPVC mahogany door.

## FIRST FLOOR

**BEDROOM (1)** 14' 7" x 12' 10" (4.44m x 3.91m)  
At max plus en-suite but including mirrored sliderobes.

**EN-SUITE** Low flush WC, vanity unit with mixer tap, walk-in shower unit with electric shower, ceramic tiled flooring, downlighters, luxury tiling.

**BEDROOM (2)** 13' 1" x 8' 11" (3.99m x 2.72m)  
Laminate wood flooring.

**BEDROOM (3)** 11' 2" x 8' 9" (3.4m x 2.67m)  
Laminate wood flooring.

**BEDROOM (4)** 10' 6" x 9' 11" (3.2m x 3.02m)  
Laminate wood flooring.

**BATHROOM** Luxury white bathroom suite comprising of low flush WC, pedestal wash hand basin, roll top style bath, corner glazed shower unit with controlled shower, downlighters.

**OUTSIDE**  
Spacious driveway to front with neat lawn, mature plants and shrubs.  
Rear in neat lawn, mature plants and shrubs.

**DETACHED GARAGE** 17' 9" x 17' 8" (5.41m x 5.38m)  
Twin roll top door, oil fired burner.











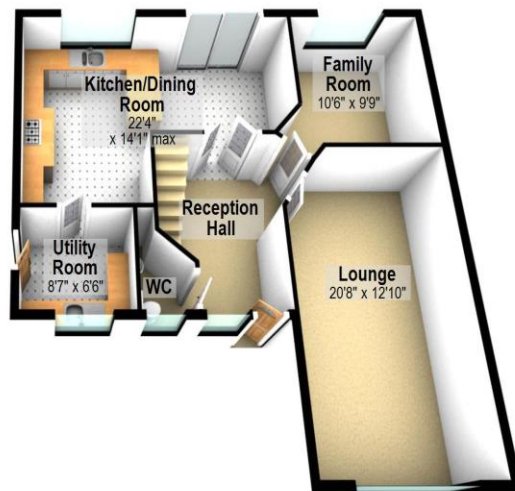




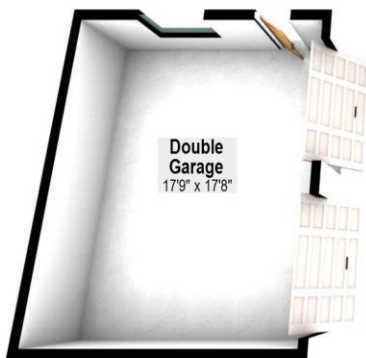
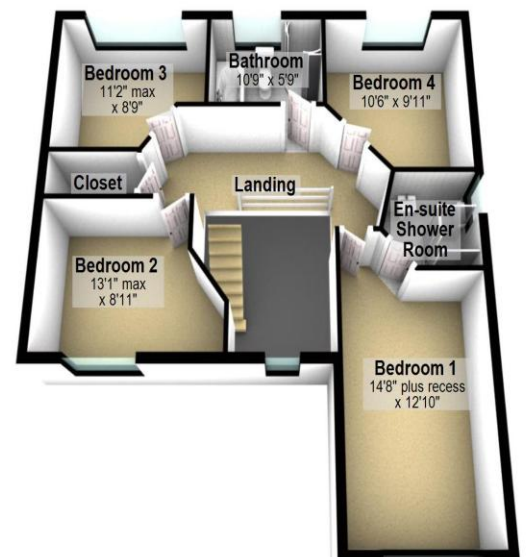




Ground Floor



First Floor



## Honesty Integrity Respect

Our business is founded on our values. We strive to demonstrate honesty and

Integrity, treating all our clients with respect, insuring they are paramount concern.

As a forward thinking company we invest heavily in IT, staffing and the wider community to build a foundation for the future.

Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

Please  
call in or  
contact us  
for any  
advice

McMillan Estate Agents

11 Portland Avenue

Glengormley

Newtownabbey

County Antrim

BT36 5EY

T: 028 9080 0000

F:

E: [info@jimmcmillan.co.uk](mailto:info@jimmcmillan.co.uk)



@mcmillanestates



[facebook.com/mcmillanestates](https://facebook.com/mcmillanestates)

### Did you know?

For each sale with McMillan Estate Agents a donation is made to the following charities

