

51 Ollar Valley, Ballyclare, County Antrim, BT39 9ZE

Offers in excess of: £189,950

 **Reeds Rains**

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Viewing Strictly By Appointment!

Description

Reeds Rains are delighted to present for sale this beautiful end townhouse located in the ever popular Ollar Valley development. Located just a few miles from Doagh, Ballyclare and Glengormley this well presented 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 modern bathroom. Further features include gas heating, double glazing and superb enclosed rear garden.

Entrance Hall

Welcoming entrance hall complete with tiled flooring.

Downstairs WC

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

Lounge

12'3" x 12'2" (3.73m x 3.7m)
Naturally bright and spacious lounge with recessed low voltage spotlights. Complete with laminate flooring.

Fitted Kitchen With Dinette

16'7" x 9'6" (5.05m x 2.9m)
Excellent range of high and low level units with matching 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

Master Bedroom

12'3" x 8'7" (3.73m x 2.62m)
Spacious double bedroom complete with laminate flooring.

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

12'8" x 9'4" (3.86m x 2.84m)
Spacious double bedroom with carpeted flooring.

Bedroom Three

8'8" x 7'8" (2.64m x 2.34m)
Complete with laminate flooring and range of fitted robes.

Modern Bathroom Suite

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

Tarmac driveway to the side of the property offering ample off street parking. 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.

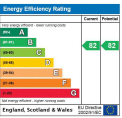
Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering,

Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person

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For full EPC please contact the branch.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.