

## 16 Ollar Valley, Ballyclare, BT39 9ZE



- Superb Three Storey Semi Detached
- 4 Bedrooms
- 1+ Reception
- Master Suite With Dressing Room And En Suite
- Luxury Open Plan Shaker Kitchen/ Dining Aspect
- Sun Lounge/ Ground Floor Furnished Cloakroom
- Luxury Four Piece Family Bathroom
- Large Private Garden To Rear
- Wireless Alarm Installed
- PVC Double Glazed Windows/ Gas Central Heating

**PRICE Offers Over £238,000**

*Situated within a highly regarded development perfectly positioned just off the Templepatrick Road. This superb contemporary styled home enjoys a well planned living layout over three floors comprising superb open plan shaker kitchen with sun lounge extension, luxurious 4 piece family bathroom and a master suite with deluxe en suite shower room and a fully fitted walk in dressing room/ wardrobe. Externally there is a large private garden and the property enjoys an open aspect. Perfect for the buyer searching for a home with a high internal specification throughout with a turnkey style finish.*

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**Antrim**  
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BT41 4BA  
Tel : (028) 9446 6777

**Ballyclare**  
51 Main Street  
Ballyclare  
BT39 9AA  
Tel : (028) 9334 0726

**Glengormley**  
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Glengormley  
BT36 5EU  
Tel : (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

Front door into:-

#### SPACIOUS ENTRANCE HALL

With porcelain tiled floor extending into kitchen/ sun lounge. Feature painted half panelled walls extending to first and second floor landings. Understairs storage cupboard.

#### FURNISHED CLOAKROOM

Comprising semi pedestal wash hand basin with tiled splashback and button flush w.c.

#### LOUNGE 16'10" x 11'3"

Inglenook style fireplace with cast iron multi fuel stove and slate hearth. Dual window aspect. Quality laminate plank flooring.



#### OPEN PLAN LUXURY KITCHEN/ LIVING DINING ASPECT 18'3" x 10'10"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. A host of integrated appliances including eye level oven, 4 ring gas hob, overhead extractor fan with glass hood, washing machine and fridge/ freezer. Single drainer stainless steel sink unit with mixer tap. Herringbone style complementary wall tiling. Open plan into:-



#### SUN LOUNGE 10'0" x 9'3"

Dual window aspect. Twin French PVC double glazed doors to patio and garden.

### FIRST FLOOR LANDING

#### LUXURIOUS FOUR PIECE FAMILY BATHROOM

Comprising quarter rounded fully tiled shower cubicle, modern vanity unit with monobloc tap, button flush w.c. and panelled bath with tiled splash back.





## **BEDROOM 2 12'8" x 9'3"**

Presented used as home office.

## **BEDROOM 3 12'8" x 8'8"**

## **BEDROOM 4 11'0" x 9'3"**

Dual window aspect.



## **SECOND FLOOR**

## **BEDROOM 1 16'0" x 14'0"**

At max.

## **WALK IN DRESSING ROOM/ WARDROBE 10'0" x 5'3"**

Fully fitted with a bespoke range of built in shelving hanging space and dressing table.

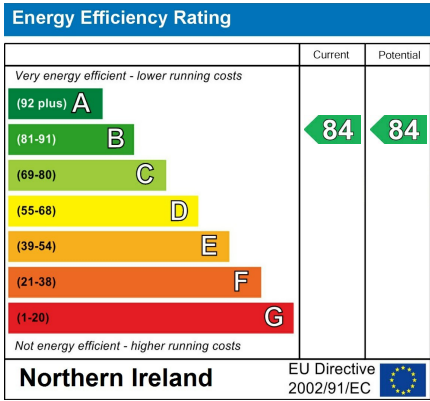
## **DELUXE EN SUITE**

Comprising quarter rounded fully tiled shower enclosure, modern vanity unit and button flush w.c. Tiled floor. Velux window.



OUTSIDE

Neat garden to front in lawn.  
Driveway to side with ample parking.  
Large private garden to rear screened by perimeter fence laid in neat lawn and private paved patio area.



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



You Talk. We Listen.

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