

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.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel : (028) 9446 6777

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

Glengormley
9A Ballyclare Road
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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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