

3 Willendale Gardens, Ballyclare, BT39 9WL



- **Modern Semi Detached**
- **3 Bedrooms**
- **1+ Reception**
- **Highly Regarded Established Development**
- **Open Plan Kitchen/ Living/ Dining Area**
- **Luxury Gloss Kitchen With Integrated Appliances/ Modern Utility Room**
- **Modern Four Piece Family Bathroom**
- **Modern En Suite Shower Room/ Ground Floor Furnished Cloakroom**
- **PVC Double Glazed Windows/ Gas Central Heating**
- **Driveway To Side/ Private Enclosed Gardens To Rear**

PRICE Offers Over £189,950

Positioned within a popular modern established development. This 3 bedroom semi detached is an excellent purchaser for a first time buyer. With an open plan contemporary kitchen with living/ dining aspect, a modern en suite and four piece family bathroom an early viewing is recommended.

> 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

Composite front door with double glazed fan light over into:-

WELL PRESENTED ENTRANCE HALL

Tiled floor.

FURNISHED CLOAKROOM

Comprising button flush w.c. and pedestal wash hand basin with mono bloc tap. Part tiled walls in metro brick.

LOUNGE 14'9" x 12'7"

Quality laminate plank flooring. Wall mounted modern electric fire.



OPEN PLAN KITCHEN/ LIVING/ DINING ASPECT 16'9" x 10'8"

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated oven with 4 ring hob and overhead extractor fan housed in stainless steel canopy. Integrated dish washer. Fixed corner gloss full height storage unit. Space for freestanding American fridge/ freezer. Tiled floor.



UTILITY ROOM 7'9" x 5'6"

Fitted with a range of high and low level units. Single drainer stainless steel sink unit. Plumbed for washing machine. Retractable 'hose' tap. Understairs storage cupboard.

FIRST FLOOR

LANDING

Access to roof space via wooden foldaway ladder. Floored to centre. Power and light.

BEDROOM 1 13'7" x 10'3"

DELUXE MODERN EN SUITE

Comprising pedestal wash hand basin with monobloc tap, button flush w.c. and fully tiled shower enclosure. Tiled floor.



BEDROOM 2 11'6" x 9'6"

BEDROOM 3 11'6" x 7'6"

Presently used as dressing room.



DELUXE FOUR PIECE FAMILY BATHROOM

Comprising pedestal wash hand basin with monobloc tap and tiled splashback, panelled bath with tiled splashback, button flush w.c. and fully tiled shower enclosure. Wood effect tiled floor.



OUTSIDE

Neat garden to front in lawn.

Driveway to side with ample parking.

Private enclosed garden to rear in lawn. Screened by perimeter fence.



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (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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