

1 Willendale Meadows, Ballyclare, BT39 9WJ



PRICE Offers Over £295,000

Positioned within a well regarded established development on a prime mature site enjoying an open aspect and set within a quiet select cul de sac of only two homes. This beautifully presented double fronted detached family home enjoys a well planned living layout incorporating 4 bedrooms, spacious lounge, contemporary open plan living/ kitchen/ dining layout, luxury family bathroom and deluxe en suite. Externally there is parking for a number of vehicles and a large detached garage. The property also benefits from private enclosed gardens and a bespoke built cabin that is suitable for a variety of uses such as home office/ childrens den etc. 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

- **Superb Double Fronted Detached Family Home**
 - **4 Bedrooms**
 - **1+ Reception**
- **Contemporary Open Plan Living/ Kitchen/ Dining Layout**
 - **Prime Mature Site In Select Cul De Sac**
- **Deluxe Shaker Style Fitted Kitchen With Matching Utility**
 - **Luxury Family Bathroom**
 - **Detached Garage**
- **PVC Double Glazing/ Gas Fired Central Heating**
 - **Bespoke Built Cabin/ Garden Room**



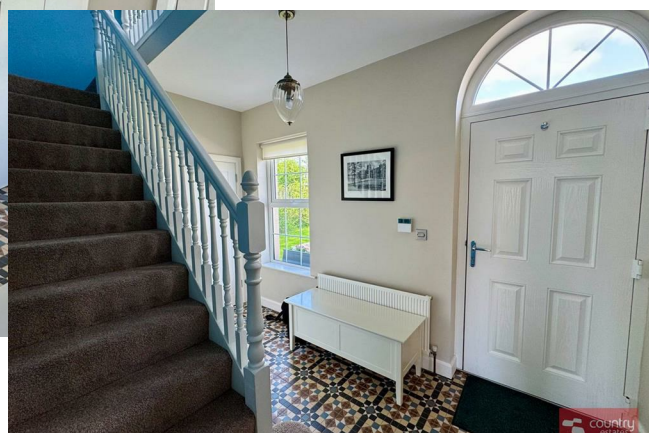
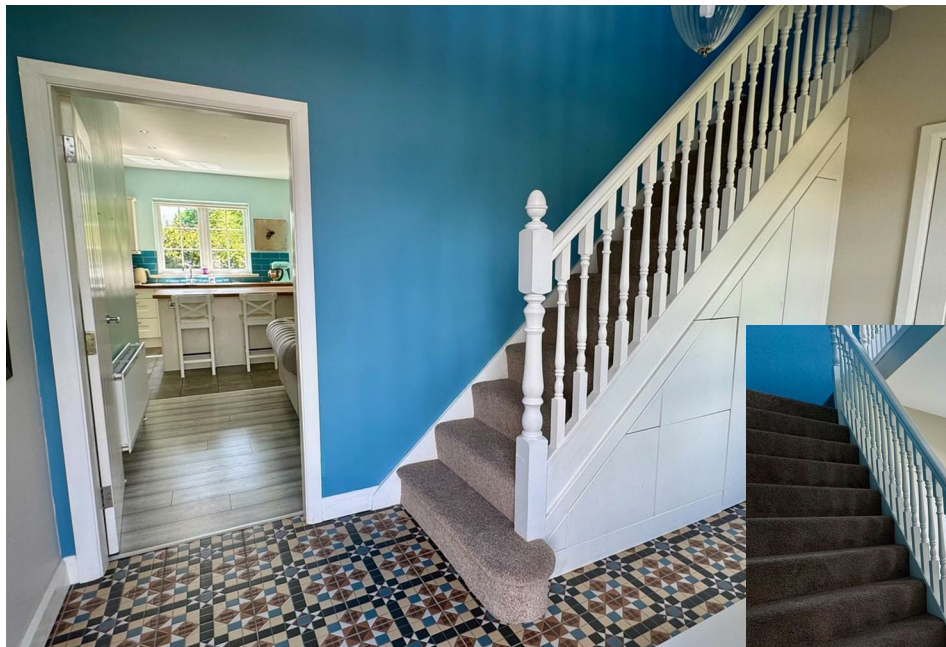
ACCOMMODATION

GROUND FLOOR

Front door with double glazed fan light.

WELL PRESENTED SPACIOUS ENTRANCE HALL

Tiled floor. Modern fitted understairs storage drawers.



FURNISHED CLOAKROOM

Comprising button flush w.c and pedestal wash basin with monobloc tap. Tile floor.

LOUNGE 11'9" x 17'7"

Attractive marble fireplace with matching hearth. Quality oak effect laminate plank flooring. Dual window aspect.



OPEN PLAN LIVING/ KITCHEN/ DINING AREA 20'8" x 22'4"

Incorporating luxury shaker style fitted kitchen equipped with a comprehensive range of high and low level fitted units in ivory effect finish. Contrasting natural wood work surfaces. Inlaid single drainer stainless steel sink unit with Swan neck mixer tap. 'Smeg' freestanding cooker and overhead extractor fan housed in stainless steel canopy. Integrated fridge freezer & dishwasher. Fixed centre Island with breakfast bar style return for casual dining. Part tiled walls in metro brick tile. Part tiled flooring in kitchen/ dining area. Living area with Inglenook fireplace. Inset cast iron multi fuel stove on slate hearth. Part laminate flooring. Twin double glazed French doors to patio and garden.



UTILITY ROOM 8'3" x 5'6"

Fitted with a low range of matching shaker units with contrasting wood work surfaces. Inlaid stainless steel sink with mixer tap. Plumbed for washing machine. Large utility cupboard with gas boiler. PVC double glazed door to garden.



FIRST FLOOR

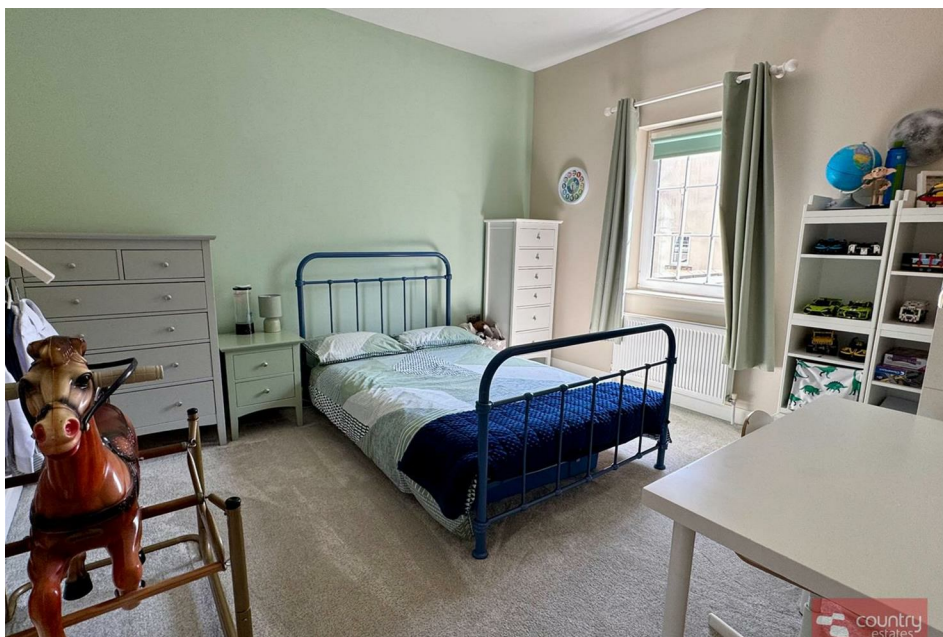
BEDROOM 1 11'8" x 12'8"

LUXURY EN SUITE

Comprising floating gloss vanity unit with monobloc tap and push w.c. Large open shower enclosure with full height screen. Thermostatically controlled shower.

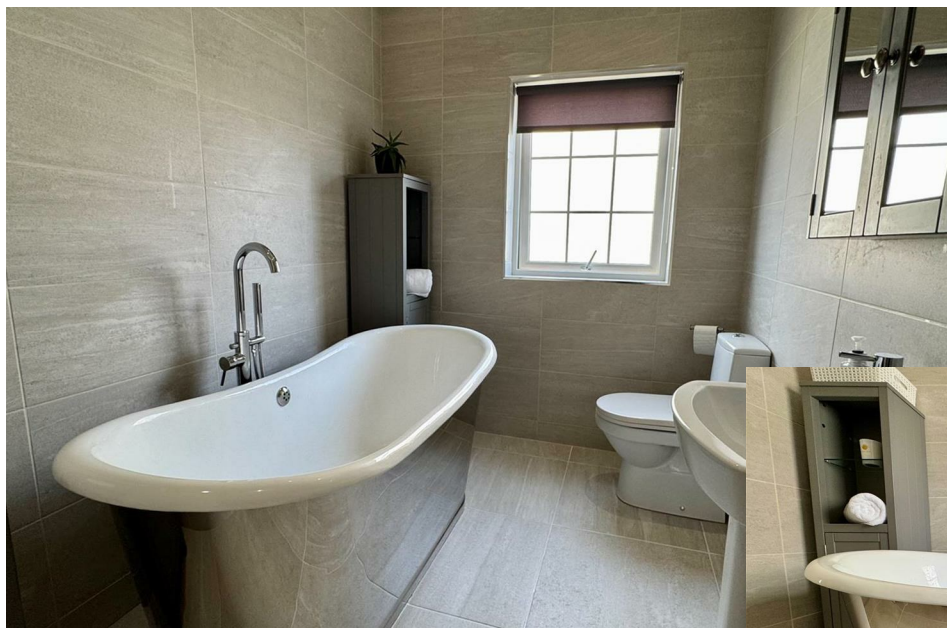


BEDROOM 2 11'7" x 12'4"



LUXURY FAMILY BATHROOM

Comprising button flush w.c, pedestal wash hand basin with monobloc tap and freestanding roll top 'Nickel' effect bath with floor mounted monobloc tap and handheld shower attachment. Fully tiled walls and tiled floor.



BEDROOM 3 11'8" x 9'6"

BEDROOM 4 11'7" x 8'3"



OUTSIDE

Large private garden to front laid in lawn, stocked with a variety of shrubs, plants and trees. Driveway to side with ample parking.

DETACHED GARAGE

Private enclosed garden to rear in lawn screened by perimeter fence. Part paved patio.
Path to side leading to bespoke built cabin perfect for home office, summer house or playroom.





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

 **The Mortgage Shop**
 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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