

4 Grange Valley Green, Ballyclare, BT39 9HD



- Impressive Detached Bungalow
- 3 Bedrooms
- 2 Receptions
- Shaker Style Kitchen With Integrated Appliances
- Modern 3 Piece Bathroom Suite
- Highly Regarded Established Location
- Detached Garage With Extensive Driveway
- Oil Fired Central Heating
- PVC Double Glazed Windows And Fascias
- Walking Distance To Primary And High Schools

PRICE Offers Over £199,950

Positioned on an extensive mature site within a highly regarded established location within easy walking distance to Ballyclare Town Centre and Sixmile River Park. This detached bungalow enjoys a spacious well planned living layout incorporating 3 bedrooms, 2 receptions, modern shaker style kitchen and 3 piece bathroom. Perfect for the purchaser searching for a property with one level living at a realistic price, 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

PVC front door with double glazed side screens into:-

ENTRANCE HALL

Solid wood floor. Access to storage cupboard. Access to floored loft via pull down ladder.

LOUNGE 15'6" x 13'4"

Solid wood floor. Stone fireplace surround with electric fire insert and granite hearth. Recessed spot lights. Double doors into:-

DINING ROOM 10'4" x 9'5"

Solid wood floor.



SHAKER STYLE KITCHEN 12'5" x 9'3"

Equipped with a comprehensive range of high and low level shaker style units with contrasting work surfaces. Inlaid sink unit with mixer tap and tiled splashback. Comprising a range of integrated appliances including 4 ring electric hob with over head stainless steel extractor fan, electric oven, washing machine, fridge and dishwasher. Tiled floor. Spotlights. External double glazed door with double glazed side screen to driveway.



BEDROOM 1 11'7" x 10'4"

Built in mirrored slide robes. Dual wall lighting, Recessed spotlights. Laminate floor.

BEDROOM 2 11'6" x 9'5"

Presently used as a snug/reception room. Laminate flooring. Recessed spotlights. Double glazed patio doors onto rear patio area.



BEDROOM 3 10'4" x 9'4"

Built in storage cupboard.

MODERN 3 PIECE BATHROOM

Comprising pedestal wash hand basin with mixer tap, push button w.c. and freestanding bath with hand shower attachment. Recessed spotlights. Heated towel rail. Fully tiled walls. Tiled floor. Access to hot press.



OUTSIDE

Large private mature site, spacious garden to front laid in lawn screened by mature conifers and stocked with a variety of shrubs.

Driveway to side for a number of vehicles leading to detached garage.


Private garden to rear laid in lawn. Screened by hedgerow. Outside tap.

Part paved patio perfect for family barbecues.

DETACHED GARAGE 20'5" x 11'4"

Power and light. Housing oil boiler. Up and over door. PVC double glazed external door onto rear garden.



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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 Scheme