



## 4 Grange Valley Grove

Ballyclare, BT39 9HQ

Offers over £166,950





Nest Estate Agents are delighted to bring to market this delightful semi detached bungalow situated in the ever popular Grange Valley development.

Internally the property boasts three bedrooms, spacious family lounge and modern fitted kitchen with informal dining area.  
Externally this property offers extensive off road parking with driveway finished in tarmac, paved rear garden and additional side garden laid in lawn surrounded with mature hedges and detached single garage.

The property is within walking distance to Ballyclare town centre and everything it has to offer such as local shops, supermarket, restaurants, coffee shops, public library and parks. The property is situated within the catchment area for leading Primary and Secondary Schools making this an ideal family home.

This home will suit a wide range of purchasers, from first time buyers, those looking to downsize and investors alike. Therefore we strongly advise early inspection, call Nest today on 028 9343 8090 to arrange a viewing.

ENTRANCE HALLWAY 4'5" x 9'10" (1.35m x 3.00m)  
uPVC external door with glazed side panels. Laminate wood effect flooring. Access to additional storage room.

STORAGE 3'22" x 3'1" (0.91m x 0.94m)

LIVING ROOM 16'6" x 13'5" (5.03m x 4.09m)  
Feature fireplace with wood burning stove, oak mantle and tiled hearth. uPVC double glazing window. Laminate wood effect flooring.

KITCHEN 13'5" x 15'10" (4.09m x 4.83m)  
Range of high and low level shaker units with contrasting formica worktops. Subway tiled splashback. Integrated oven and hob with overhead extractor fan. Integrated Fridge. Stainless steel sink unit with drainer and mixer taps. Tiled flooring. Recessed spotlights. uPVC glazed door leading to rear garden.

HALLWAY 12'7" x 2'11" (3.84m x 0.89m)

Wood effect laminate flooring.

STORAGE 3' x 2'4" (0.91m x 0.71m)

BEDROOM 1 13'3" x 8'10" (4.04m x 2.69m)

BEDROOM 2 9'10" x 9'5" (3.00m x 2.87m)

Built in wardrobe.

BEDROOM 3 9'10" x 7'5" (3.00m x 2.26m)

Built in wardrobe.

BATHROOM 6'2" x 6'2" (1.88m x 1.88m)

Low flush w/c. Pedestal sink with mixer taps. uPVC waterproof wall panels. Panelled bath with overhead shower. Glazed shower screen. Tile effect flooring.

STORAGE 1'8" x 4'8" (0.51m x 1.42m)

OUTSIDE

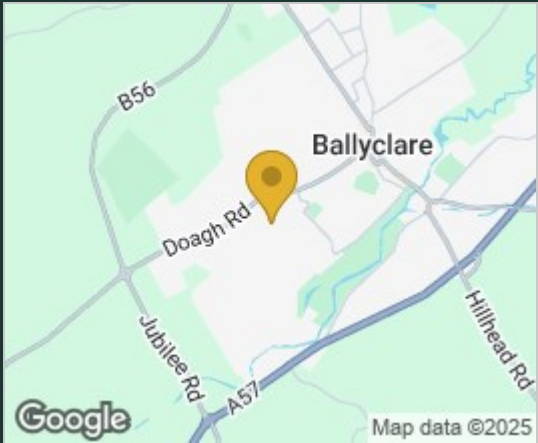
Front garden finished in tarmac, off road parking for 3+ cars. Enclosed rear garden finished in paving, access to side garden and garage via paved walkway. Outside light. Outside tap.

GARAGE 14" x 23'4" (4.27m x 7.11m)

Power and light. Plumbed for appliances. Up and over door.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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