



30 Ollar Valley

Ballyclare, BT39 9ZE

Offers Over £199,950



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, Ballyclare, BT39 9ZE

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood front door with fan light over. Stairwell to first floor. Access to under stair utility area with space and plumbing for washing machine and tumble dryer. Tiled floor.

LOUNGE

16'3 x 10'7 (4.95m x 3.23m)

Focal point wood burning stove in Inglenook style recess on slate hearth. Herringbone style wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA

17'5 x 9'11 (5.31m x 3.02m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting work surfaces. Integrated appliances to include fridge freezer, dishwasher, 4 ring gas hob and oven with stainless steel extractor canopy over. Ceramic 1.5 bowl sink unit. Gas fired central heating boiler (housed). PVC double glazed French doors to rear garden. Part tiled walls and tiled floor.

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising semi-pedestal wash hand basin and WC. Tiled floor.

FIRST FLOOR

LANDING

Access to shelved store and fully floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM

13'0 x 10'1 (3.96m x 3.07m)

widest points.

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, vanity unit and WC. Chrome towel radiator. Fully tiled walls to shower and tiled floor.

BEDROOM 2

10'7 x 8'9 (3.23m x 2.67m)

BEDROOM 3

9'10 x 8'4 (3.00m x 2.54m)

FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, shower cubicle with mains shower over, vanity unit and WC. Chrome towel radiator. Fully tiled walls to shower and tiled floor.

EXTERNAL

Front and side garden in lawn with array of plants and shrubs..

Private driveway in tarmac

Generous rear garden in lawn with paved patio area and raised timber decking area.

Timber shed. Outside tap and lighting.



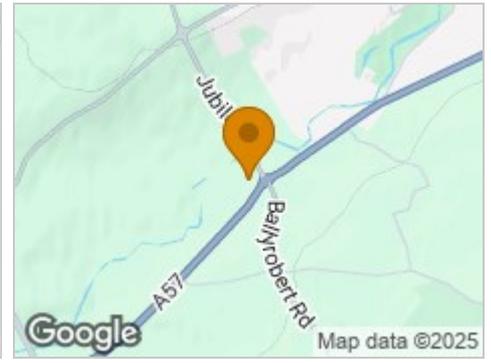
Road Map



Hybrid Map

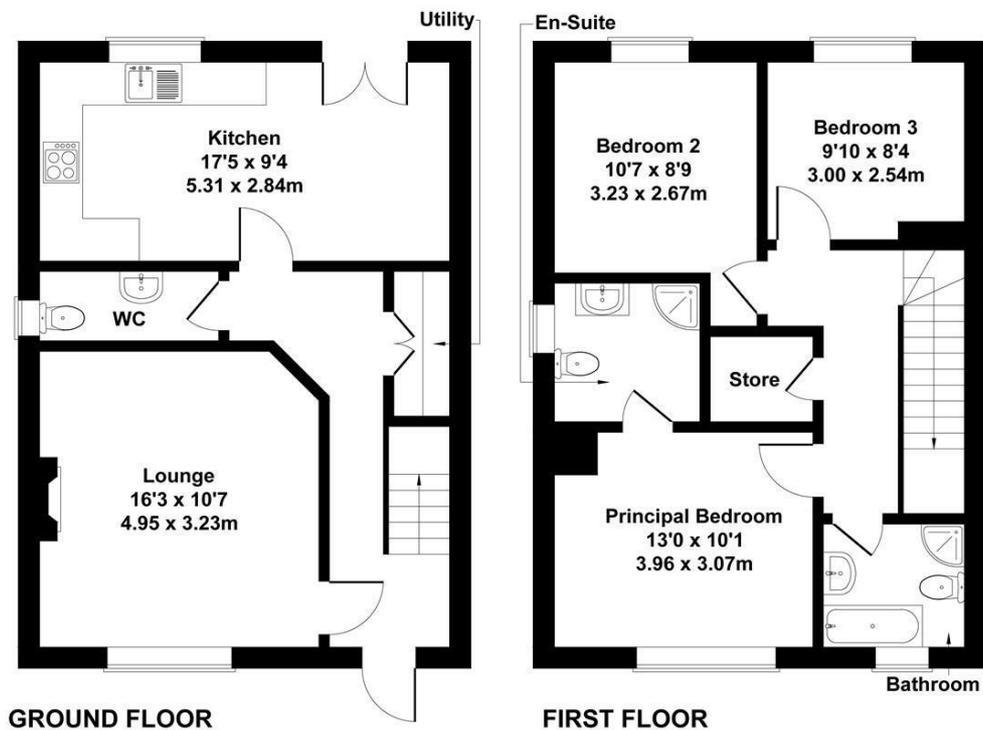


Terrain Map



Floor Plan

30 Ollar Valley

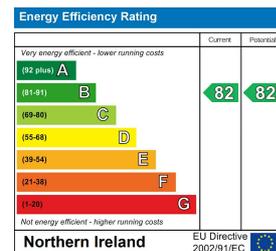


Not to Scale. Produced by The Plan Portal 2024
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Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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