

# 77 Henryville Manor, Ballyclare, BT39 9FP



- Modern Semi Detached
- 3 Bedrooms
- 1+ Receptions
- Highly Sought After Established Development
- Modern Gloss Fitted Kitchen / Dining
- Modern Ensuite/ Modern Family Bathroom
- Excellent First Time Buy
- Private Driveway To Side
- PVC Double Glazed Windows
- Oil Fired Central Heating

**PRICE Offers Over £157,950**

*Situated within the established Henryville development. This modern semi detached is an excellent purchase for first time buyers, investors or downsizers. Well presented throughout and enjoying a contemporary open plan living room, modern gloss kitchen and ensuite this home represents excellent value for money. With a high level of interest expected an early viewing is advised.*

**> 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

Front door into:-

#### ENTRANCE PORCH

#### LOUNGE 15'4" x 15'0"

Attractive fireplace in whitewood surround with tiled inset and hearth. Quality grey coloured Laminate flooring. Understairs storage cupboard. Staircase to first floor.

#### MODERN KITCHEN 15'0" x 8'10"

Equipped with a comprehensive range of high and low level fitted units in gloss white finish with contrasting work surfaces. Integrated oven with four ring ceramic hob with overhead extractor fan housed in stainless steel canopy. Inlaid stainless steel sink unit with mixer tap. Plumbed for automatic washing machine. Complementary wall tiling in metro brick style. Tiled flooring extending through to dining area. External door to garden.



### FIRST FLOOR

#### BEDROOM 1 11'8" x 8'6"

#### MODERN EN SUITE

Comprising 3 piece white suite low flush w.c, pedestal wash hand basin with tiled splashback and fully tiled shower cubicle. Electric shower unit. Tiled floor.



#### BEDROOM 2 9'6" x 7'3"

#### BEDROOM 3 7'6" x 6'4"

Presently used as dressing room.

## MODERN FAMILY BATHROOM

Comprising panelled bath in fully tiled surround with wall mounted electric shower over and fixed shower screen, pedestal wash hand basin with tiled splashback and low flush w.c. Tiled floor.



## OUTSIDE

Neat front garden in lawn.

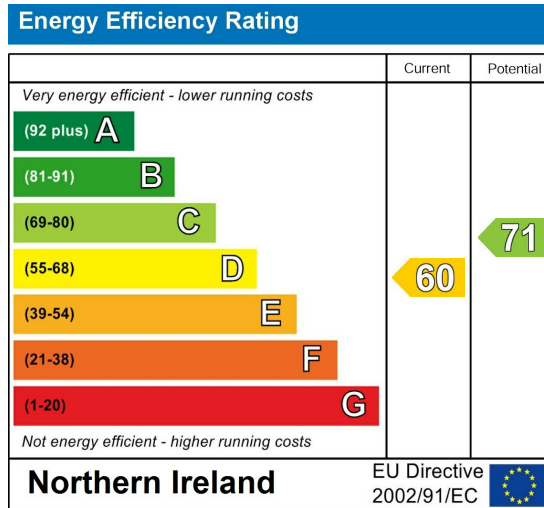
Private gravel driveway to side with ample parking.

Secure enclosed private rear garden screened by perimeter fencing and secure gate at gable side.

Raised decked area and artificial grass for low maintenance.

Brick built boiler house.





**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



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