

63 Henryville Meadows, Ballyclare, BT39 9FY



PRICE Offers Over £164,950

Situated and a quiet cul de sac within the popular established Henryville development just off the Ballynure Road in Ballyclare. This well presented semi detached is an excellent opportunity for a first-time buyer or Investor. The accommodation briefly comprises open plan lounge, kitchen with casual dining aspect, 3 bedrooms and modern bathroom. Externally there is an extensive parking forecourt plus a private enclosed south facing rear garden. Realistically priced 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

GROUND FLOOR

Front door into:-

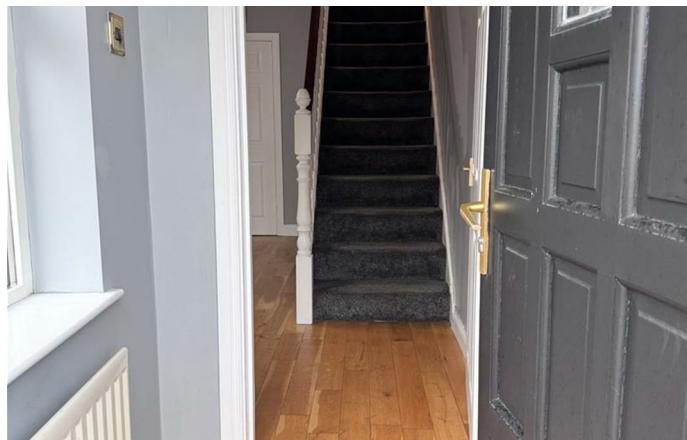
Front door with leaded glass inset into:-

ENTRANCE PORCH

Quality hardwood exposed flooring extending through to lounge.

LOUNGE 15'3" x 15'3"

At max. Attractive period style marble fireplace with marble and granite inset and painted wooden surround. Under stairs storage cupboard. Feature staircase to first floor.



KITCHEN WITH CASUAL DINING ASPECT 15'3" x 8'9"

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Inlaid colour coded single drainer sink unit with mixer tap. Space for free standing cooker. Overhead extractor fan housed in matching canopy. Integrated fridge/ freezer and dishwasher. Plumbed for washing machine. Complementary wall tiling. Tiled floor. Hardwood external rear door with double glazed side screens.



FIRST FLOOR

Bright gallery style landing.

BEDROOM 1 11'7" x 7'6"

WALK IN FITTED WARDROBE 5'3" x 4'0"

At max.

BEDROOM 2 9'6" x 8'4"

At max.



BEDROOM 3 7'4" x 6'3"

MODERN BATHROOM SUITE

Comprising pedestal wash hand basin with monobloc tap, panelled bath with fixed shower screen and electric shower unit over. Fully tiled walls around bath in metro brick tile. Tiled floor in Windsor pattern.



OUTSIDE

Extensive parking forecourt to front in pink stones suitable for a number of vehicles.

Large private low maintenance garden to rear screened by perimeter and finished in pink stones & walkways.
Private paved patio.

| 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.



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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