



28 Wesleydale, Ballyclare, BT39 9WD

- Well Presented, Family Detached
- Kitchen With Informal Dining Area
- Oil Heating
- Generous Sized Private Driveway
- Village Setting

- Four Bedroom; Two+ Reception
- Bathroom; En Suite; Furnished Cloakroom
- Double Glazing
- Private, South Facing Rear Garden
- Convenient, Well Sought After Location

Offers Over £309,950

EPC Rating E





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glass panelled door with matching side screen. Timber flooring. Stairwell to first floor. Access to under stairs store. Access to integral garage.

#### FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Timber flooring.

#### LOUNGE 16'0" x 11'11"

Open fire. Picture window to front elevation. Glass panelled French doors leading to:

#### DINING ROOM 11'11" x 10'9"

Wood laminate floor covering.



## KITCHEN WITH INFORMAL DINING AREA 21'10" x 11'5" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen ceramic hob with stainless steel splashback and extractor hood over. Integrated oven and grill. Space for under counter fridge. Plumbed and space for dishwasher. Glass fronted display cabinets. Splashback tiling to walls. Dual aspect windows. Tiled floor. Hardwood glass panelled French doors leading to rear garden.

## UTILITY ROOM 7'10" x 5'2"

Fitted low level storage units with contrasting, marble effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for under counter appliance. Tiled floor. Hardwood, glass panelled door leading to driveway.

## FIRST FLOOR

### LANDING

Access to shelved hot press.

## PRINCIPAL BEDROOM 17'5" x 12'1"

### EN SUITE SHOWER ROOM

White, three piece suite comprising panelled shower enclosure, vanity unit and WC. Electric shower. Half tiling to walls.

## BEDROOM 2 14'4" x 12'0" (plus recess)

## BEDROOM 3 11'6" x 10'11"

## BEDROOM 4 11'6" x 10'6"

### FAMILY BATHROOM

White, three piece suite comprising panelled corner bath, pedestal wash hand basin and WC. Electric shower over bath. Half tiling to walls.

## EXTERNAL

Front garden finished in lawn and mature shrubs and trees. Generous sized private driveway finished in decorative stone. Double gates leading to further driveway area. Entrance porch. External lighting. Large, fully enclosed, private, south facing rear garden finished mainly in lawn, paved patio area and decorative stone. Outside tap. PVC oil storage tank.

## INTEGRAL GARAGE 16'5" x 11'10"

Up and over door. Separate service door to entrance hall. Power, light and oil fired central heating boiler.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS





Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



**Well presented, four bedroom/two+ reception, detached, family home, occupying an end of cul-de-sac position within the well sought after Wesleydale development, Ballyrobert village, Ballyclare.**

**The property comprises entrance hall, furnished cloakroom, lounge, dining room, kitchen with informal dining area, four well-proportioned bedrooms, to include principal en suite, and separate family bathroom.**

**Externally, the property enjoys generous sized private driveway, integral garage, and south facing, fully enclosed, private rear garden.**

**Other attributes include oil heating, double glazing, and convenient location.**

**Early viewing highly recommended.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	56
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Northern Ireland**

EU Directive  
2002/91/EC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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