



## 34 Village Hill, Straid, BT39 9WQ

- Spacious, Semi Detached, Chalet Bungalow
- 5 Bed; 1+ Rec / 4 Bed; 2+ Rec
- Utility Room
- Floored Roof Space
- Generous Sized Driveway; Garage
- Adaptable Accommodation
- Kitchen Through Dining Room
- Fully Tiled Bathroom; Separate Shower Room
- Oil Heating; PVC Double Glazing
- Fully Landscaped Site; Village Setting

Offers Over £219,950

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, panelled front door with PVC double glazed side screens. Tiled floor. Stairwell to first floor. Access to shelved cloakroom.

#### LOUNGE 14'9" x 11'5"

Open fire in cast iron fireplace with timber surround and tiled hearth. Tiled floor.

#### KITCHEN WITH INFORMAL DINING AREA 16'4" x 11'4"

Country style fitted kitchen with range of high and low level storage units with solid wood block top. Matching breakfast bar area. Ceramic 1.5 bowl sink unit with draining bay. Space for range style oven with extractor hood over. Integrated fridge freezer and dishwasher. Splashback tiling to walls. Tiled floor.

#### UTILITY ROOM 7'8" x 5'10"

Range of fitted high and low level storage units with contrasting, quartz effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor. Hardwood, double glazed door to rear garden.

#### FAMILY ROOM / BEDROOM 5 11'7" x 9'5"

Tiled floor. PVC double glazed sliding patio door to rear garden.

#### BEDROOM 4 10'9" x 9'4"

Timber flooring.



### FULLY TILED FAMILY BATHROOM

White, four piece suite comprising panelled bath, separate oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Access to shelved hot press.

### FIRST FLOOR

#### LANDING

Access to floored roof space.

#### PRINCIPAL BEDROOM 14'4" x 11'5"

Access to under eaves storage.

#### WALK IN WARDROBE 11'5" x 6'2"

Access to under eaves storage.

#### BEDROOM 2 10'8" x 9'6" (wps)

Access to under eaves storage.

#### BEDROOM 3 10'6" x 9'4" (wps)

Access to under eaves storage. Wood laminate floor covering.

### FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, semi pedestal wash hand basin and WC. Electric shower. Chrome towel radiator.

### FLOORED ROOF SPACE 15'2" x 11'1" (wps)

Power, light and timber panelling to walls. Access to:

### WALK IN ROOF SPACE AREA

### EXTERNAL

Low maintenance front garden finished in decorative stone, raised granite beds, pergola and range of plants, trees and shrubbery.

Generous sized private driveway and path finished in brick pavior.

External lighting.

Double gates leading to further driveway area, garage and garden.

Fully enclosed, private, rear garden finished in lawn, paved patio area, rooved pergola, decorative stone, raised beds, range of plants, trees and shrubbery.

Timber log store.

PVC oil storage tank.

Outside tap.

### MATCHING DETACHED GARAGE 17'10" x 8'11"

#### (approx)

PVC coated, roller shutter door. Separate, timber service door to garden. 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.





**Deceptively spacious, semi detached, chalet bungalow, with matching detached garage, occupying a prime site within Village Hill, Straid, Ballyclare.**

**The property offers adaptable accommodation, and comprises entrance hall, lounge, kitchen through dining room, utility room, fully tiled bathroom, separate shower room, floored roof space, and up to five bedrooms, principal bedroom with walk in wardrobe.**

**Externally, the property enjoys generous sized, private driveway, matching detached garage, and landscaped gardens front and rear.**

**Other attributes include oil heating, PVC double glazing, and village setting.**

**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>		<b>77</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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 and 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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