

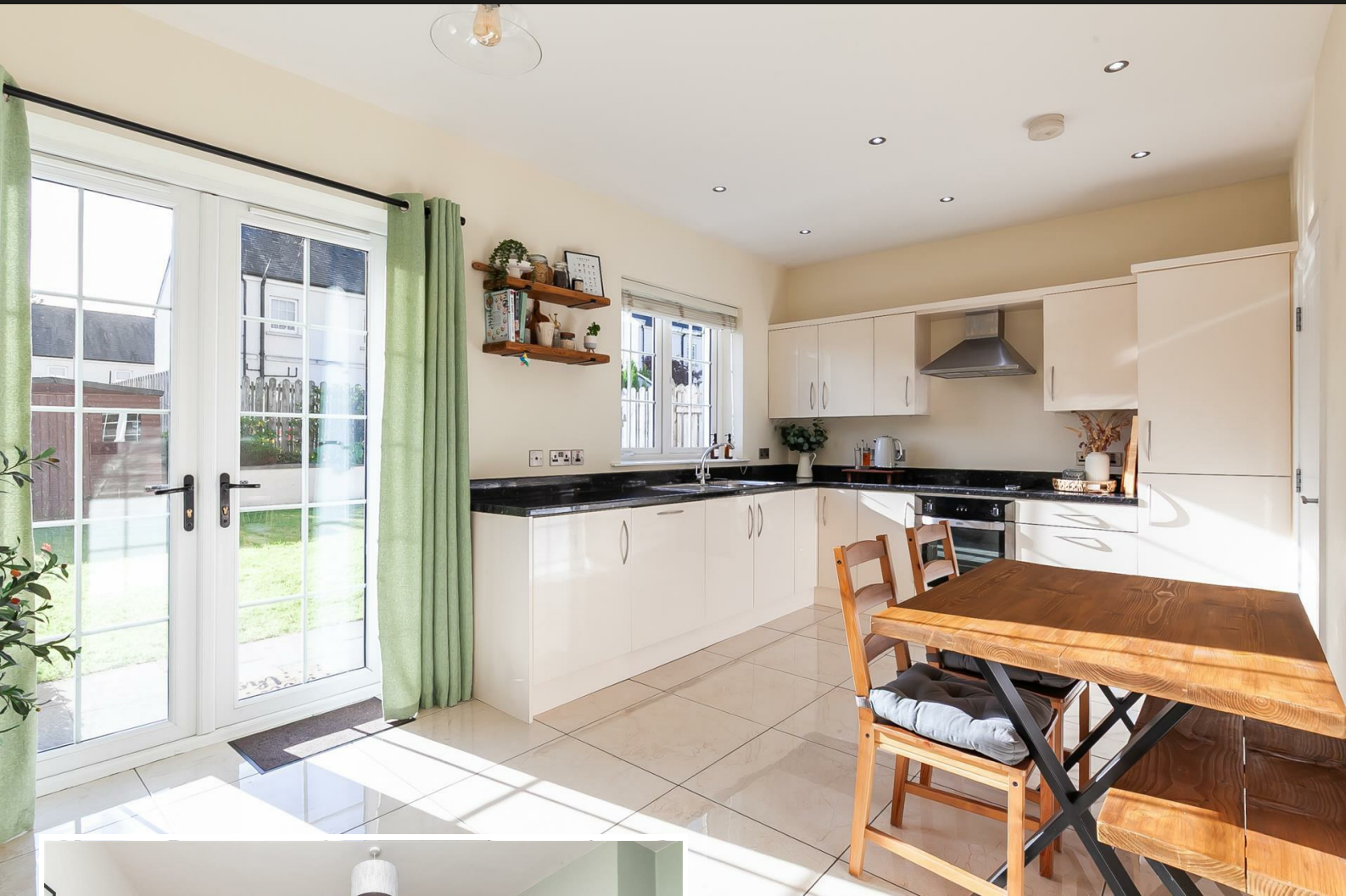


4 Willendale Gardens, Ballyclare, BT39 9WL

- Georgian Style Semi Detached Home
- Lounge; Wood Burning Stove
- Modern Fitted Kitchen
- Deluxe Family Bathroom; En Suite Shower Room
- Private Driveway; Fully Enclosed Rear Garden
- Three Bedroom; One+ Reception
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Immaculately Presented Throughout

Offers Over £199,950
EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite panelled front door with PVC double glazed fanlight over. Tiled floor. Feature height ceiling, continuing throughout remainder of property. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 15'0" x 12'8"

View towards landscaped green. Cast iron wood burning stove on slate hearth. Wood laminate floor covering.



KITCHEN WITH INFORMAL DINING AREA 17'0" x 10'3"

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting granite effect melamine work surface with matching upstands to walls. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Tiled floor. PVC double glazed French doors to rear garden.

UTILITY ROOM 6'5" x 14'11"

Fitted low level storage units with contrasting granite effect melamine work surface with matching upstands to wall. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Gas fired central heating boiler housed within matching unit. Tiled floor. Access to under stairs store.

FIRST FLOOR

LANDING

Access to shelved store and partially floored roof space.

PRINCIPAL BEDROOM 13'2" x 10'3"

Fitted wardrobes in glass and mirror panelled sliding doors. Panelled feature wall.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit. Splashback tiling to sink. Tiled floor.

BEDROOM 2 11'6" x 9'6"

View towards landscaped green.

BEDROOM 3 11'6" x 7'0"

View towards landscaped green.

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising panelled bath, panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback panelling to walls. Tiled floor.

EXTERNAL

Front garden finished in lawn.

Generous sized private driveway finished in decorative stone.

External lighting.

Seamless aluminium guttering.

Fully enclosed rear garden finished in lawn, paving, raised bed and range of plants, trees and shrubbery.

Outside tap.

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.



Immaculately presented, Georgian style, semi detached home, situated within the popular Willendale development, Doagh Road, Ballyclare.

The property comprises entrance hall, furnished cloakroom, lounge with wood burning stove, kitchen through dining room, modern fitted kitchen, utility room, three well-proportioned bedrooms, to include principal en suite, and separate deluxe family bathroom, with contemporary, white, four piece suite.

Externally, the property enjoys private driveway finished in decorative stone, and gardens front and rear, finished in lawn, paving, raised bed, and range of plants, trees and shrubbery.

Other attributes include gas heating, PVC double glazing, and convenient location.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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