



27 Wesleydale, Ballyclare, BT39 9WD

- Spacious Semi Detached Home
- Kitchen With Informal Living/Dining Area
- Furnished Cloakroom
- Double Glazing
- Gardens Front and Rear
- Three Bedroom/Two+ Reception
- Bathroom; Four Piece Suite
- Oil Heating
- Private Driveway; Garage
- Village Setting

Offers Over £224,950

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens.  
Stairwell to first floor.

#### FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC.  
Half tiling to walls. Tiled floor.

#### LOUNGE 14'0" x 11'10"

Tiled, focal point fireplace with matching hearth and mahogany surround. Feature window to front elevation. Glass panelled front doors leading to:

#### DINING ROOM 11'11" x 11'5"



## **KITCHEN WITH INFORMAL LIVING/DINING AREA 19'11" x 11'10" (wps)**

Fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated double oven, fridge freezer and dishwasher. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor. Access to under stairs store. PVC double glazed door leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to shelved hot press. Access to partially floored roof space via slingsby style ladder.

### **BEDROOM 1 14'9" x 11'6" (wps)**

Fitted wardrobes in mirror panelled sliding doors.

### **BEDROOM 2 11'10" x 10'1" (wps)**

### **BEDROOM 3 9'7" x 8'7"**

### **FULLY TILED BATHROOM**

White, four piece suite comprising panelled corner bath, separate shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower.

### **EXTERNAL**

Generous sized private driveway finished in decorative stone. Front garden finished in lawn.

External lighting.

Rear garden finished in lawn and decorative stone.

Outside tap.

PVC oil storage tank.

### **MATCHING DETACHED GARAGE 19'2" x 10'2"**

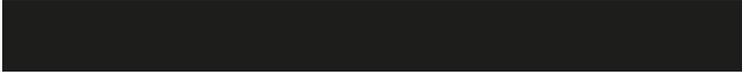
Up and over door. Separate service door to rear garden.

Power, light, fitted storage units and oil fired central heating boiler.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you,





please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**Well presented, spacious, three bedroom/two+ reception, semi-detached home with matching detached garage, situated within the well sought after Wesleydale development, Ballyrobert village.**

**The property comprises entrance hall, furnished cloakroom, lounge, dining room, kitchen with informal living/dining area, three bedrooms, and fully tiled bathroom, with white, four piece suite.**

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

**Other attributes include oil heating and double glazing.**

**Early viewing highly recommended.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
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 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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