COLIN GRAHAM RESIDENTIAL

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4 Grange Valley Way, Ballyclare, BT39 9AZ

- Well Presented Semi Detached Home
- 5 Bed; 1+ Rec / 4 Bed; 2+ Rec
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Large Matching Detached Garage; Attached Store/Workshop
- Adaptable Accommodation
- Kitchen Through Dining Room
- Two Shower Rooms
- Generous Sized Private Driveway
- Gardens Front and Rear

Offers Over £199,950

EPC Rating D

4 Grange Valley Way, Ballyclare, BT39 9AZ

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

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

LOUNGE 16'8" x 13'6"

Picture window to front elevation. Focal point fireplace. Glass panelled door leading to rear hall.

REAR HALL

Access to shelved hot press. Glass panelled door leading to:

KITCHEN THROUGH DINING ROOM 16'0" x 13'5" (wps)

Modern fitted, high gloss kitchen with range of high and low level storage units with contrasting quartz effect melamine worktop. Stainless steel sink unit with draining bay. Cooker point with stainless steel extractor hood over. Plumbed and space for washing machine and dishwasher. Space for undercounter fridge. Splashback tiling to walls. Built in shelved larder unit. PVC double glazed door with matching side screen leading to rear garden.

BEDROOM 3 13'4" x 8'11" (wps)

Access to under stairs storage.

BEDROOM 4 9'10" x 9'5"

Built in wardrobe.

[redacted]

[redacted]

BEDROOM 5 9'10" x 7'1"
Built in wardrobe.

SHOWER ROOM
Wet room style shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Fully panelled walls.

FIRST FLOOR

LANDING

BEDROOM 1 15'8" x 13'6" (wps)
Built in wardrobe. Access to under eaves storage.

BEDROOM 5 15'8" x 10'2" (wps)
Built in wardrobe. Access to under eaves storage.

SHOWER ROOM
White, three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Electric shower. Fully tiled walls. Built in storage unit.

EXTERNAL
Double gates leading to generous sized driveway finished in brick pavior.
Front garden finished in lawn and range of shrubs.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, paved patio area and flowerbed.
Outside tap.
PVC oil storage tank.

MATCHING DETACHED GARAGE 21'10" x 10'2"
Aluminium roller shutter door. Separate timber service door to rear garden. Power, light and oil fired central heating boiler. Open arch leading to:

ATTACHED WORKSHOP/STORE 10'8" x 10'1"
PVC service door leading to rear garden.

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.

CUSTOMER DUE DILIGENCE
As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

[redacted]

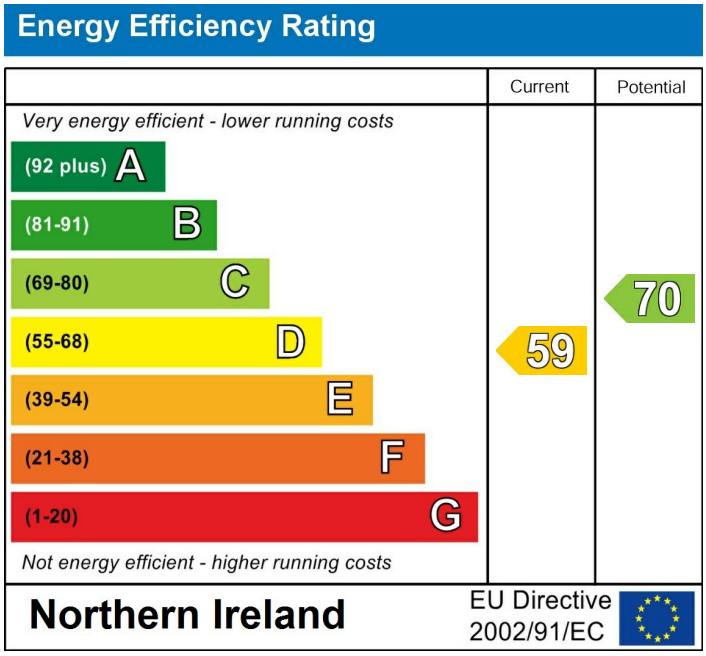
Well presented, semi detached chalet bungalow with large matching detached garage, situated within the popular Grange Valley area, within walking distance of the shops and amenities of Ballyclare town.

The property offers adaptable accommodation and comprises entrance hall, lounge, kitchen through dining room, up to five bedrooms, and both ground and first floor shower rooms.

Externally, the property enjoys generous sized private driveway, large matching detached garage with attached workshop/store, and gardens front and rear, finished mainly in lawn and paved patio area.

Other attributes include oil heating and PVC double glazing.

Early interest highly recommended.



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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