COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



1 Henryville Court, Ballyclare, BT39 9FS

- Georgian Style Detached Family Home
- Lounge; Separate Dining Room
- Fully Tiled Bathroom With Four Piece Suite
- Furnished Cloakroom
- Gardens Front And Rear
- Four Bedrooms; Principal With En Suite
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Private Driveway; Integral Garage
- Convenient Location; Immaculately Presented

Offers Over £249,950

EPC Rating D





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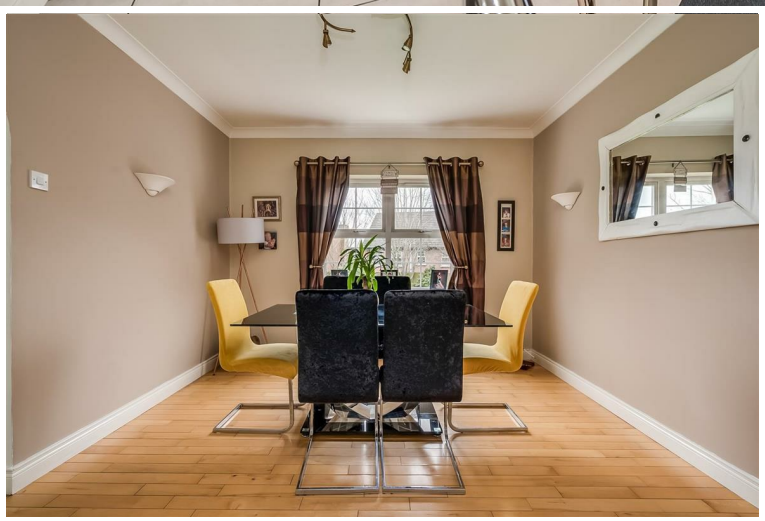


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood panelled front door with matching side screens and fan light over. Tiled floor. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to sink. Tiled floor.

LOUNGE 17'1" x 11'3"

Cast iron multi fuel burning stove on slate hearth. Twin windows to front elevation. French doors leading to:

DINING ROOM 11'8" x 11'5"

Solid timber flooring. Open arch leading to:







KITCHEN WITH INFORMAL DINING AREA 17'5" x 11'8"

Modern fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Matching breakfast bar. Colour coded 1.5 bowl sink unit. Space for range style oven with extractor hood over. Integrated dishwasher. Space for fridge freezer. Glass fronted display cabinet. Splash back tiling to walls. Tiled floor. Hardwood double glazed back door. Access to integrated garage. Pull out larder unit.

FIRST FLOOR

GALLERY STYLE LANDING WITH INFORMAL SITTING AREA

Access to hot press and roof space.

PRINCIPAL BEDROOM 15'7" x 11'5"

Wood laminate floor covering.

DELUXE EN SUITE SHOWER ROOM

Contemporary white three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Part tiling to walls. Chrome towel radiator. Tiled floor.

BEDROOM 2 13'5" x 11'3"

BEDROOM 3 14'2" x 11'8" (wps)

Built in wardrobe. Wood laminate floor covering.

BEDROOM 4 10'9" x 9'10"

FULLY TILED BATHROOM

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

EXTERNAL

Front garden finished in lawn.
Generous sized private driveway finished in pink stone.
Fully enclosed rear garden finished in lawn, brick pavior patio area and range of plants, trees and shrubbery.
Summer house with tiled roof.
External lighting.
Outside tap.

INTEGRAL GARAGE 16'4" x 10'0"

PVC coated roller shutter door, separate service door to kitchen, power, light, oil fired central heating boiler, tiled floor and utility area to rear.



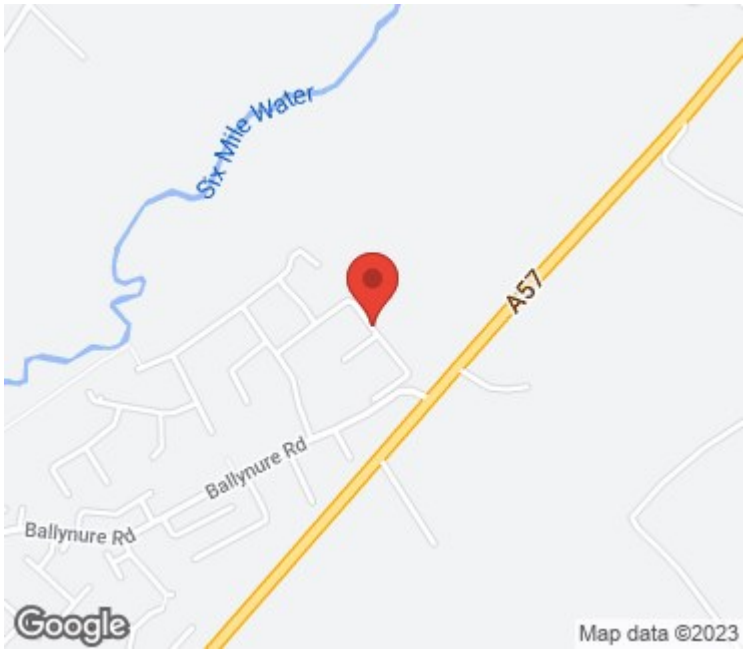


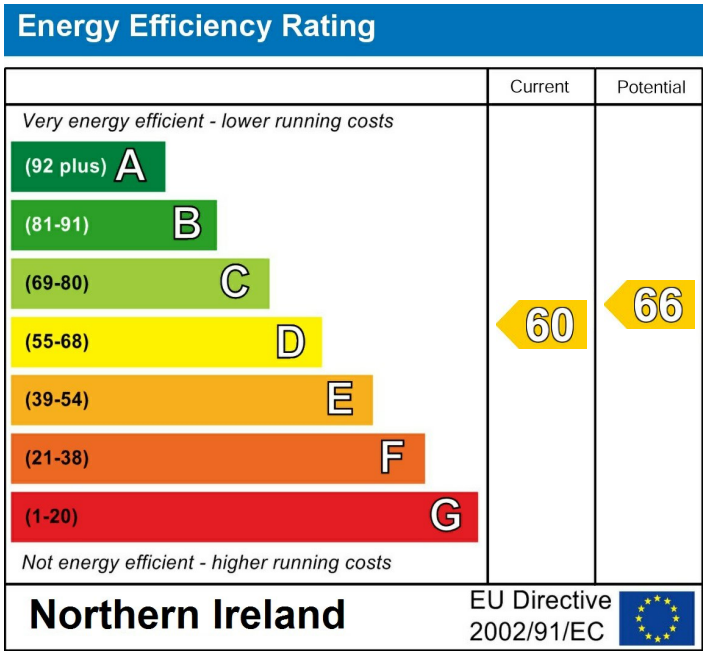
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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, detached family home with integral garage, occupying a prime site within the sought after Henryville development, Ballynure Road, Ballyclare. The property comprises entrance hall, furnished cloakroom, lounge with multi fuel burning stove, separate dining room, modern fitted kitchen with informal dining area, four well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and fully tiled bathroom with white four piece suite. Externally the property enjoys generous sized private driveway finished in pink stone, integral garage, front garden finished in lawn, summer house with tiled roof, and fully enclosed rear garden finished in lawn, brick pavior patio area and range of plants, trees and shrubbery. Other attributes include oil fired central heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.





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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