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11 Willendale Meadows, Ballyclare, BT39 9WJ

- Semi Detached Home
- Lounge; Media Wall
- Modern Fitted Kitchen
- Deluxe Family Bathroom
- Driveway and Garage (converted)
- Three Bedroom; Principal En Suite
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Low Maintenance Garden

Offers Over £219,950

EPC Rating C

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door. Tiled floor. Stairwell to first floor. Feature height ceiling, continuing throughout ground floor.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising vanity unit and WC. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

LOUNGE 15'8" x 9'10"

Dual aspect windows. Media wall with contemporary, glass fronted electric fire.

KITCHEN THROUGH DINING ROOM 17'2" x 16'7" (wps)

Modern fitted high gloss kitchen with comprehensive range of high and low level storage units with contrasting solid woodblock worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with glass splashback and stainless steel extractor hood over. Integrated oven, fridge freezer, dishwasher. Upstands to walls. Tiled floor. PVC double glazed French doors leading to rear garden.

UTILITY ROOM 7'9" x 5'4"

Range of fitted storage units with contrasting solid woodblock worktop. 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). Upstands to walls. Tiled floor. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING
Access to shelved store. Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 12'11" x 9'8"

DELUXE EN SUITE SHOWER ROOM
Contemporary, white three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

BEDROOM 2 15'8" x 9'8"

BEDROOM 3 11'1" x 7'7"

DELUXE FAMILY BATHROOM
Contemporary, white four piece suite comprising freestanding bath, separate fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

EXTERNAL
Generous sized private driveway finished in decorative stone.
Front garden finished in lawn.
Seamless aluminium guttering.
External lighting.
Outside tap.
Fully enclosed, low maintenance rear garden finished in artificial grass.

MATCHING DETACHED GARAGE
Converted into the following configuration:

STUDIO/GARDEN ROOM 13'4" x 10'7"
Power, light, radiators. Tiled floor. PVC double glazed windows and matching door.

GARDEN STORE 10'6" x 5'6"
PVC coated roller shutter door. Tiled floor. Power, light and access to roof space.

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]

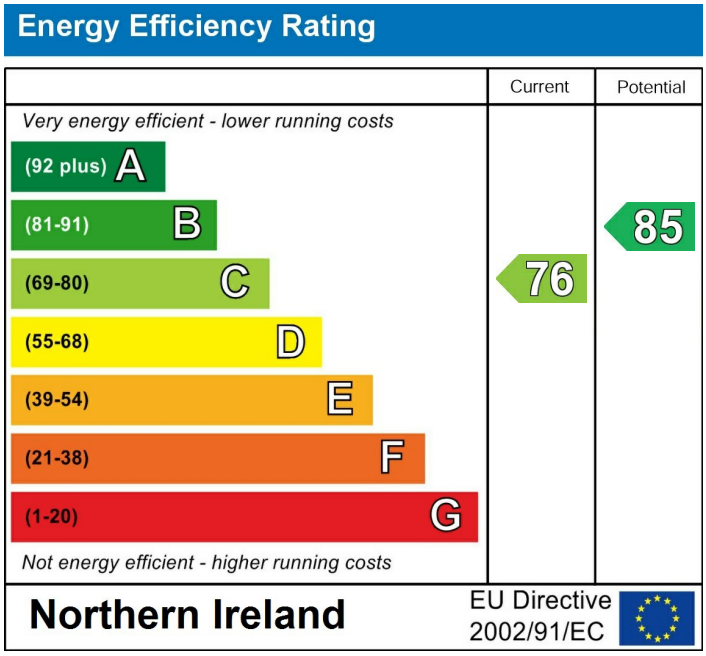
Immaculately presented, three bedroom, semi detached home with matching detached garage (converted into garden room/studio), situated within the popular Willendale development, Doagh Road, Ballyclare.

The property comprises entrance hall, furnished cloakroom, lounge with media wall and electric focal point fire, kitchen through dining room with modern fitted kitchen, utility room, three bedrooms, to include principal en suite, and separate deluxe family bathroom with contemporary, white, four piece suite.

Externally, the property enjoys private driveway, matching detached garage (converted into garden room/studio and garden store), and fully enclosed, low maintenance rear garden finished in artificial grass.

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

Early interest 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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