



15 Ollar Valley, Ballyclare, BT39 9ZE

- Immaculately Presented Family Detached
- Principal Bedroom; En Suite Shower Room
- Kitchen Through Dining Room
- Deluxe Bathroom
- Double Driveway
- Three Well Proportioned Bedrooms
- Lounge With Wood Burning Stove
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden; Garden Room

Offers Over £285,000

EPC Rating B





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, panelled front door with hardwood double glazed fanlight over. Tiled floor. Feature height ceiling, continuing throughout ground floor. Stairwell to first floor.

#### FURNISHED CLOAKROOM

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

#### LOUNGE 18'6" x 15'10" (wps)

Bay windows to front and side elevations. Rural view to front elevation. Inglenook recess with cast iron wood burning stove on slate hearth.



## **KITCHEN WITH INFORMAL DINING AREA 16'3" x 13'10"**

Modern fitted kitchen with range of high and low level storage units finished in solid wood doors with contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Matching island unit with attached dining table. Integrated gas hob with stainless steel splashback and extractor hood over. Integrated oven and microwave oven. Integrated dishwasher. Space for wine fridge. Glass splashback and upstands to walls. Tiled floor. Access to under stairs store. PVC double glazed French doors leading to rear garden.

## **UTILITY ROOM 10'2" x 5'4"**

Range of fitted high and low level storage units finished in solid wood doors with contrasting wood block effect melamine work surface. 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 16'7" x 12'5" (wps)**

Wall to wall fitted wardrobe in mirror panelled sliding doors. Rural view to front elevation. Glass, sliding door leading to:

### **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

### **BEDROOM 2 12'0" x 10'2" (wps)**

Wall to wall fitted wardrobes in mirror panelled sliding doors.

### **BEDROOM 3 10'2" x 9'9"**

### **DELUXE BATHROOM**

Contemporary, four piece suite comprising free standing bath, separate, fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Tiled feature walls. Chrome towel radiator. Tiled floor.

### **EXTERNAL**

Side gardens finished in lawn, decorative stone and paved entrance. Double driveway finished in tarmac. External power points front and rear. Aluminium guttering. External lighting. Fully enclosed rear garden finished in lawn, paved patio area, decorative stone. Generous sized timber shed. Outside hot and cold taps.

### **GARDEN ROOM 11'2" x 8'7" (wps)**

Power and light. Aluminium, double glazed sliding patio door with matching PVC double glazed window.





**Immaculately presented, detached family home with garden room, occupying a prime site with rural views, situated within the conveniently positioned and well sought after Ollar Valley development, Jubilee Road, Ballyclare.**

**Originally a four bedroom design, the property has been reconfigured to provide a generous sized principal bedroom. Accommodation comprises entrance hall, furnished cloakroom, lounge with wood burning stove and bay windows to front and side elevations, kitchen through dining room (with upgraded kitchen), utility room, three well proportioned bedrooms, to include principal bedroom with en suite shower room, and separate deluxe family bathroom, with contemporary four piece suite.**

**Externally, the property enjoys double driveway finished in tarmac, gardens to front, side and rear, timber garden room, and large shed.**

**Other attributes include gas heating and PVC double glazing.**

**Early viewing highly recommended.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 and 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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