COLIN GRAHAM RESIDENTIAL

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68 Henryville Meadows, Ballyclare, BT39 9FY

- Immaculately Presented Semi Detached
- Lounge; Open Fire
- Luxury Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Large, Fully Enclosed, Landscaped Rear Garden
- Three Bedrooms
- Kitchen Through Dining Room
- Deluxe Bathroom
- Generous Sized Private Driveway
- Timber Garden Room

Offers Over £199,950

EPC Rating D

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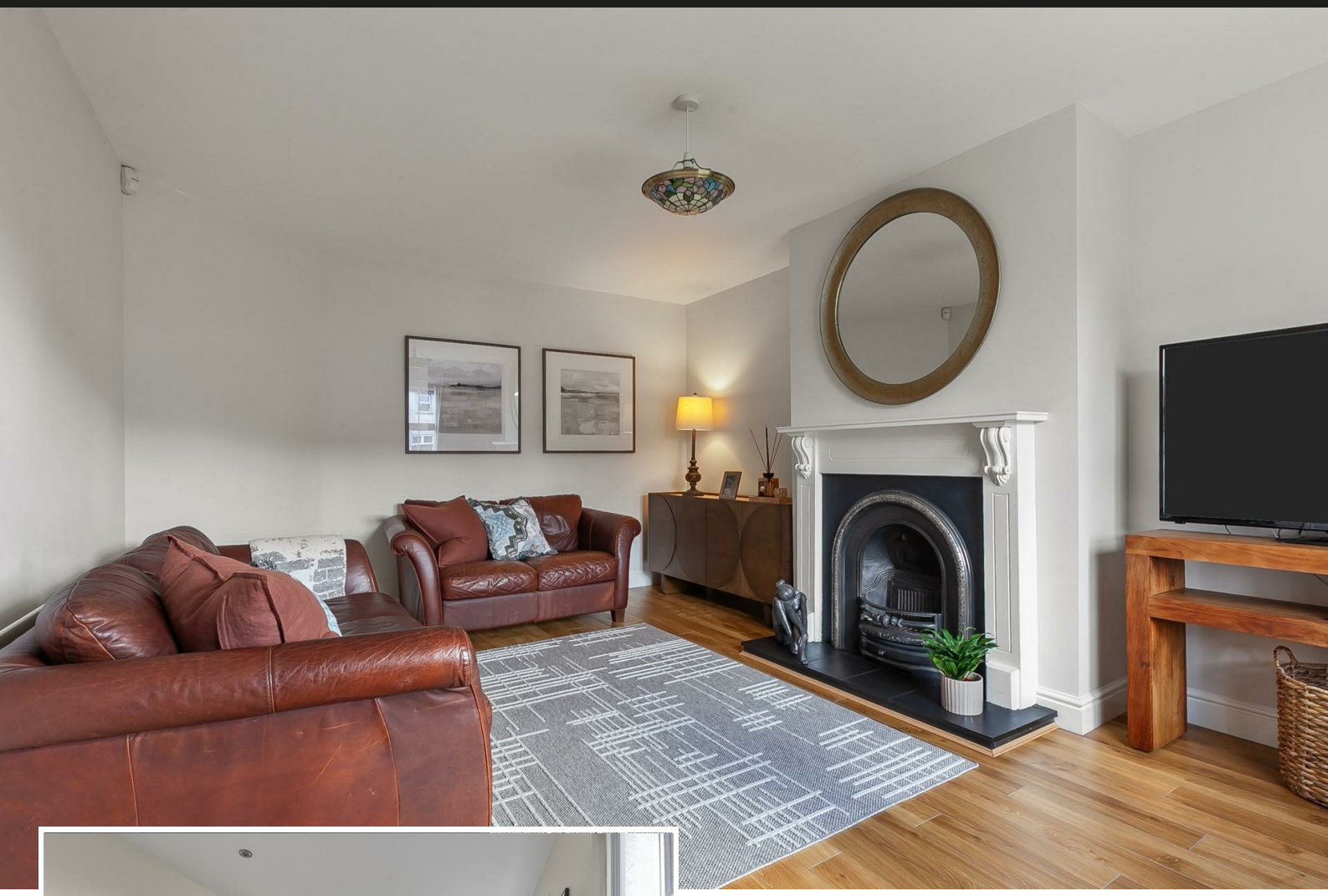
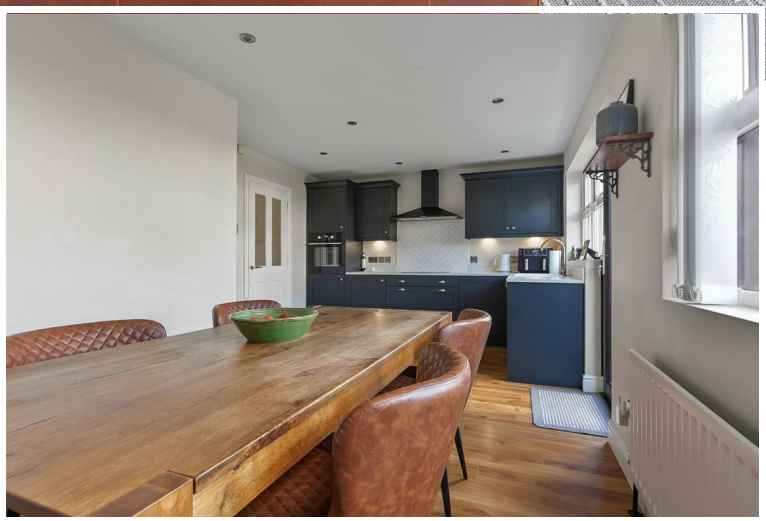




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

LOUNGE 16'1" x 11'8"

Open fire in cast iron fireplace with slate hearth and timber surround. Picture window to front elevation. Wood laminate floor covering.

KITCHEN THROUGH DINING ROOM 18'7" x 11'3" (wps)

Luxury fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Colour coded sink unit. Integrated touch screen ceramic hob with extractor hood over. Integrated oven, fridge freezer, dishwasher and washing machine. Splashback tiling and upstands to walls. Wood laminate floor covering. PVC double glazed door leading to rear garden.

FIRST FLOOR

[redacted]

[redacted]

LANDING

Access to shelved hot press and roof space.

BEDROOM 1 12'0" x 11'11" (wps)

Timber panelled feature wall.

BEDROOM 2 12'11" x 8'8"

BEDROOM 3 8'11" x 7'1" (wps)

Timber clad feature wall. Built in wardrobe.

DELUXE FULLY TILED BATHROOM

Contemporary, white four piece suite comprising free standing bath, separate oversized shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Chrome towel radiator.

EXTERNAL

Generous sized private driveway finished in decorative stone.
Front garden finished in lawn.
External lighting.
Fully enclosed, landscaped rear garden finished in lawn, paved patio areas and range of plants, trees and shrubbery.
PVC oil storage tank.
External power points.
Outside tap.
Oil fired central heating boiler.

TIMBER GARDEN ROOM 14'7" x 6'11" (wps)

Power, light and PVC double glazed French doors.

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]

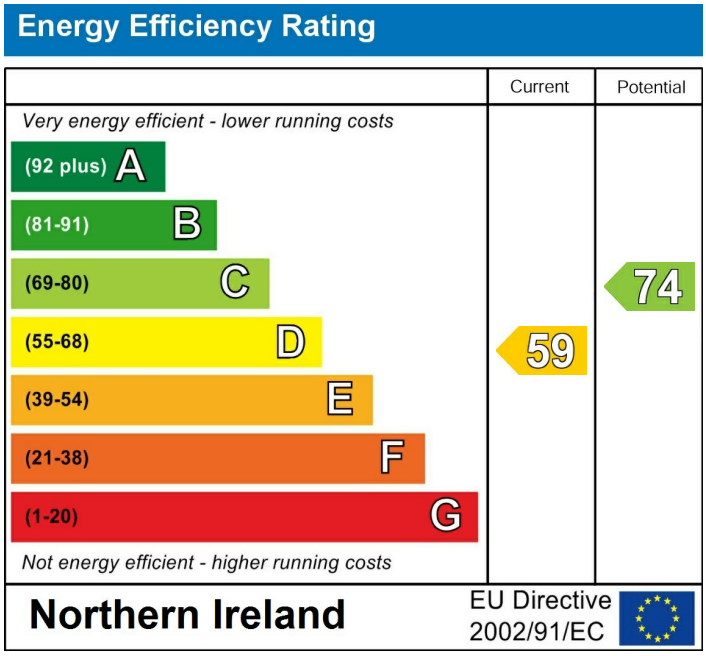
Immaculately presented, three bedroom, semi detached home situated within the popular Henryville development, Ballynure Road, Ballyclare.

The property comprises entrance hall, lounge, kitchen through dining room, three bedrooms, and deluxe bathroom, with contemporary, white, four piece suite.

Externally, the property enjoys generous sized private driveway, large, fully enclosed, landscaped rear garden, and timber garden room.

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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