



6 Henryville Drive, Ballyclare, BT39 9XW

- Immaculately Presented Semi D
- Lounge; Focal Point Fire
- Modern Fitted Kitchen
- Furnished Cloakroom
- Private Driveway
- Three Bedroom; Principal En Suite
- Kitchen Through Dining Room
- Deluxe Bathroom
- Oil Heating; PVC Double Glazing
- Private, Fully Enclosed Rear Garden

Offers Over £199,950

EPC Rating B



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite double glazed front door with PVC double glazed side screen. Tiled floor. Stairwell to first floor.

#### FURNISHED CLOAKROOM

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

#### LOUNGE 14'6" x 13'2" (wps)

Focal point fireplace with electric stove.



## **KITCHEN 18'4" x 11'8"**

Modern fitted kitchen with range of high and low level storage units with contrasting marble effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with stainless steel splashback and extractor hood over. Integrated oven, fridge freezer, dishwasher and washing machine. Upstands to walls to match worktop. Tiled floor. Access to under stairs store. PVC double glazed French doors leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to shelved hot press and roof space.

## **PRINCIPAL BEDROOM 13'2" x 11'11" (wps)**

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

Contemporary, white, three piece suite, comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Splashback tiling to sink. Tiled floor.

### **BEDROOM 2 11'8" x 9'4"**

### **BEDROOM 3 11'8" x 8'7"**

### **DELUXE FAMILY BATHROOM**

Contemporary, white, four piece suite comprising panelled bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Part tiling to walls. Chrome towel radiator. Tiled floor.

## **EXTERNAL**

Front garden finished in lawn.

Generous sized private driveway finished in tarmac.

External lighting.

PVC fascia.

Fully enclosed rear garden finished in lawn and paving.

Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

## **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.


**Immaculately presented, three bedroom, semi detached home, occupying a cul-de-sac position within the recently constructed Henryville Drive portion of Henryville, Ballynure Road, Ballyclare.**

**The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, three well-proportioned bedrooms, to include principal en suite, and separate, deluxe family bathroom, with contemporary, white, four piece suite.**

**Externally, the property enjoys private driveway, and fully enclosed, private rear garden.**

**Other attributes include oil 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>85</b>	<b>85</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 	

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