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15 Toberdowney Valley, Ballyclare, BT39 9TS

- Impressive, Family Sized, Detached
- Four+ Reception Rooms
- Deluxe Bathroom; En Suite; Furnished Cloakroom
- Generous Sized Private Driveway
- Gardens Front and Rear
- Up To Seven Bedrooms
- Luxury Fitted Kitchen; Utility Room
- Oil Heating; PVC Double Glazing
- Matching Detached Garage
- Immaculate Throughout

Offers Over £319,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL
Hardwood, panelled front door with matching double glazed side screens. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM
Contemporary, white, two piece suite comprising vanity unit and WC. Half tiling to walls. Tiled floor.

LOUNGE 17'8" x 13'8"
Open fire in cast iron fireplace with slate hearth and timber surround. Wood laminate floor covering.

FAMILY ROOM 20'5" x 12'8"
Twin windows to front elevation. Wood laminate floor covering. Glass panelled French doors leading to kitchen.

SITTING ROOM 12'10" x 10'9"
Timber flooring. Glass panelled French doors leading to sun lounge.

SUN LOUNGE 12'3" x 11'9" (wps)
Tiled floor. PVC double glazed door to rear garden.







KITCHEN WITH INFORMAL DINING AREA 16'6" x 12'8"

Luxury fitted kitchen with comprehensive range of high and low level storage units, with contrasting quartz work surface. Matching island unit with breakfast bar area. Stainless steel 1.5 sink bowl. Integrated, touch screen ceramic hob with stainless steel extractor hood over. Integrated, Miele, double ovens, plate warming tray, fridge and dishwasher. Solid quartz window sill, splash back and upstands to walls. Twin, glass fronted display cabinets. Tiled floor. Glass panelled door leading to:

UTILITY ROOM 8'8" x 5'10"

Range of fitted high and low level storage units, with contrasting wood grain effect melamine work surface. Stainless steel sink unit. Plumbed for automatic washing. Space for tumble dryer. Tiled floor. Mahogany, double glazed door to rear garden.

FIRST FLOOR

GENEROUS SIZED LANDING

Stairwell to second floor. Large, walk in shelved hot press.

PRINCIPAL BEDROOM 13'10" x 13'8"

Wood laminate floor covering.

FULLY TILED ENSUITE SHOWER ROOM

Wet room style shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Towel radiator.

BEDROOM 2 12'10" x 10'7"

Built in wardrobe. Rural views. Wood laminate floor covering.

BEDROOM 3 12'8" x 11'8"

Fitted wardrobe with sliding doors. Wood laminate floor covering.

BEDROOM 4 12'7" x 11'8"

Fitted wardrobes with sliding doors. Rural views. Wood laminate floor covering.

BEDROOM 5 / STUDY 8'9" x 8'3"

Wood laminate floor covering.

DELUXE FULLY TILED BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate fully tiled shower enclosure, sink basin and WC. Thermostat controlled mains shower unit. Towel radiator.

SECOND FLOOR

LANDING WITH INFORMAL SITTING/STUDY AREA

BEDROOM 6 / RECEPTION 5 12'4" x 11'10"

Rural views. Wood laminate floor covering.

BEDROOM 7 / RECEPTION 6 13'9" x 11'10" (wps)

Rural views.

EXTERNAL

Front garden finished in lawn.
Generous sized, private driveway area, finished in tarmac.
Tiled entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed, landscaped rear garden, finished in lawn, paved patio area, tree bark and range of plants, trees and shrubbery.
Outside tap.
PVC oil storage tank.

MATCHING DETACHED GARAGE 21'11" x 10'5"

PVC coated roller shutter door. Power, light, oil fired central heating boiler and electric car charging point.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



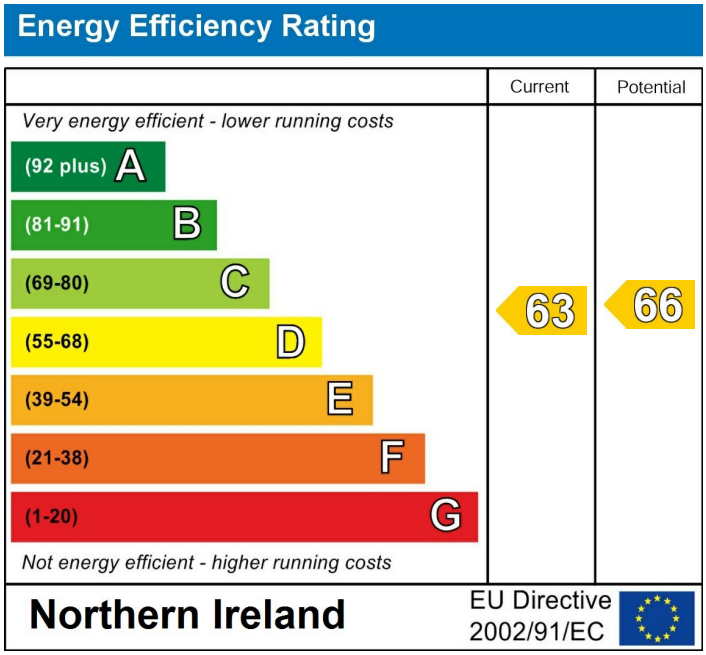


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Impressive, family sized, detached home, offering up to seven bedrooms, with matching detached garage, situated within the well sought after Toberdowney Valley development, Lismenary Road, Ballynure. The property comprises entrance hall, furnished cloakroom, lounge, family room, sitting room, sun lounge, kitchen with informal dining area, luxury fitted kitchen, utility room, five, well proportioned, first floor bedrooms, to include principal en suite, deluxe family bathroom, with two further bedrooms / reception rooms found on second floor level. Externally the property enjoys generous sized private driveway, matching detached garage, and gardens front and rear, finished in lawn, patio areas and range of plants, trees and shrubbery. Other attributes include oil heating, PVC double glazing and electric car charging point. Early viewing 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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