COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



2 Henryville Drive, Ballyclare, BT39 9XW

- Modern Semi Detached Home
- Bay Fronted Lounge
- Sun Lounge
- Family Bathroom; En Suite Shower Room
- Private Driveway
- Three Bedroom / Two+ Reception
- Kitchen Through Dining Room
- Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Fully Landscaped Site

Offers Over £199,950

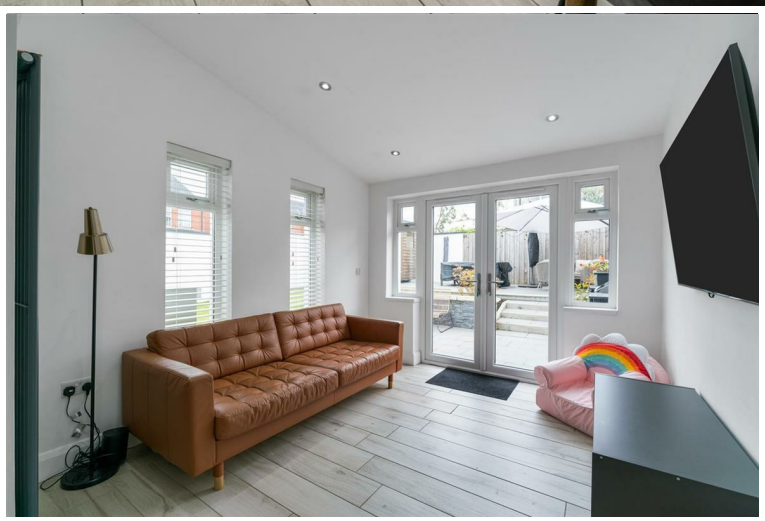
EPC Rating B





2 Henryville Drive, Ballyclare, BT39 9XW





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. Half panelling to walls. Splashback tiling to sink. Tiled floor.

LOUNGE 18'4" x 13'2" (wps)

Bay window to side elevation. Fitted storage and shelving units. Tiled floor.







KITCHEN THROUGH DINING ROOM 18'4" x 11'8"

Modern fitted kitchen with range of high and low level storage units with contrasting, solid quartz work surface. Inlaid ceramic sink unit. Integrated ceramic hob with solid quartz splashback and stainless steel extractor hood over. Integrated oven, microwave oven, fridge freezer, washing machine and dishwasher. Splashback tiling and solid quartz upstands to walls. Tiled floor. Access to under stairs store. Open arch leading to:

SUN LOUNGE 10'7" x 9'8"

Dual aspect windows. PVC double glazed French doors to rear garden. Tiled floor.

FIRST FLOOR

LANDING

Access to hot press and roof space.

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

Bay window to side elevation.

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 8'10"

BEDROOM 3 11'9" x 8'2"

DELUXE FAMILY BATHROOM

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

EXTERNAL

Private, double driveway finished in tarmac.
Front garden finished in lawn.
Side garden finished in decorative stone.
External lighting.
Seamless aluminium guttering.
Fully enclosed, landscaped rear garden, finished in lawn, paved patio areas and planted flower beds.
Oil fired central heating boiler.
PVC oil storage tank.
Outside tap.

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.

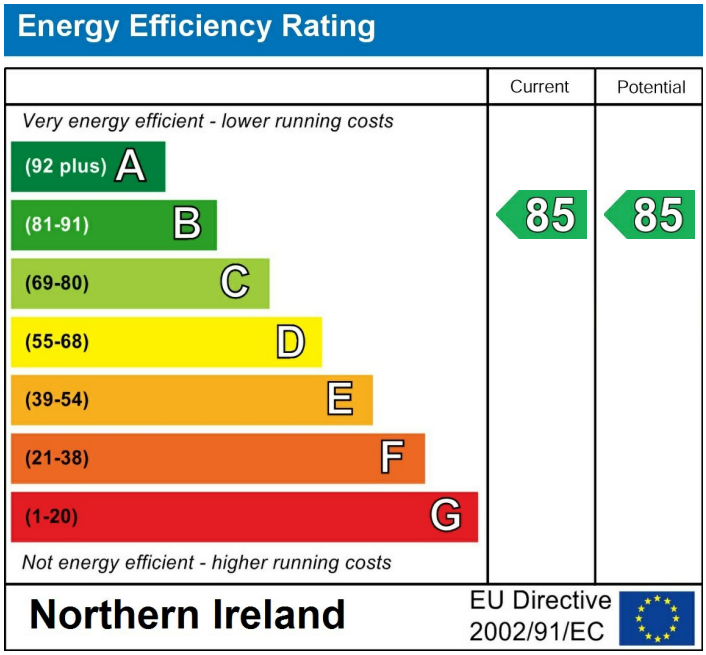






Immaculately presented, three bedroom / two+ reception, semi detached home, situated within the popular Henryville development, Ballynure Road, Ballyclare. The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, sun lounge, three well-proportioned bedrooms, to include principal en suite, and separate, deluxe, family bathroom with white three piece suite. Externally, the property enjoys private driveway finished in tarmac, and fully landscaped, enclosed rear garden. Other attributes include oil heating, PVC double glazing and convenient location. Early viewing highly 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

INVESTORS IN PEOPLE® We invest in people Gold
PRS Property Redress Scheme
Awards
Telegraph PROPERTY AWARDS 2018
Telegraph PROPERTY AWARDS 2019
Shortlisted TheNegotiator Awards 2018
Shortlisted TheNegotiator Awards 2019
THE INVESTORS IN PEOPLE AWARDS 2019 Finalist
TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD
Proudly sponsoring
Northern Ireland Children's Hospice
WE ARE MACMILLAN. CANCER SUPPORT