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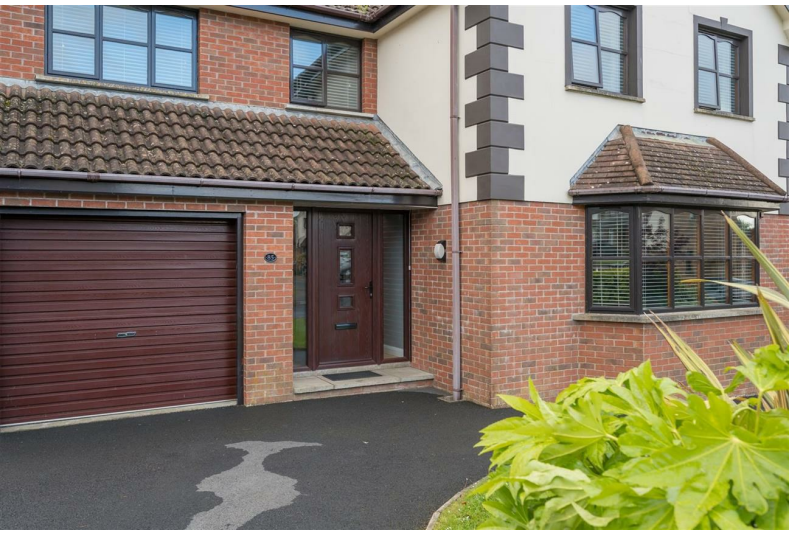


85 Wesleydale, Ballyrobert, BT39 9WD

- Impressive Detached Villa
- Three+ Reception Rooms
- Deluxe Bathroom With Four Piece Suite
- Utility Room; Furnished Cloakroom
- South Facing Fully Enclosed Rear Garden
- Four Bedrooms; Master En Suite
- Kitchen Through Dining Room
- Oil Heating; Double Glazing
- Private Driveway; Integral Garage
- Well Sought After Development

Offers Over £319,950

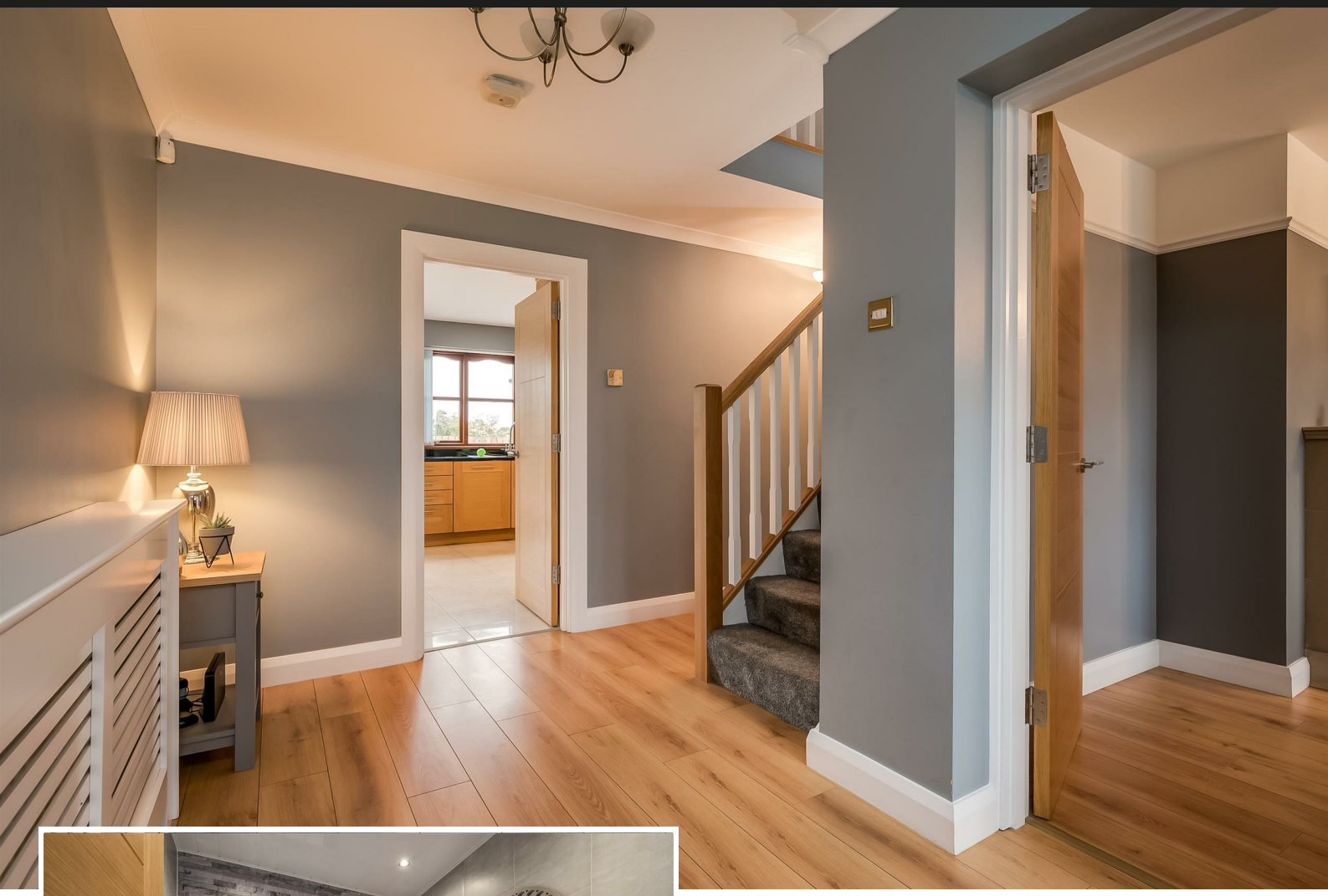
EPC Rating D





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door with PVC double glazed side screens. Wood laminate floor covering. Stariwell to first floor. Access to under stairs store. Solid oak internal doors.

FURNISHED CLOAKROOM

Contemporary two piece suite comprising vanity unit and WC. Fully panelled walls. Towel radiator. Tile effect wood laminate floor covering.

LOUNGE bay

Bay window to front elevation. Cast iron wood burning stove with polished sandstone fireplace and slate hearth. Wood laminate floor covering.

FAMILY ROOM 12'5" x 10'7"

Wood laminate floor covering. Open arch leading to:

CONSERVATORY WITH COSY STYLE ROOF 10'10" x 9'3"

Wood laminate floor covering. Rural views. PVC double glazed French doors to rear garden.







KITCHEN THROUGH DINING ROOM widest points

Modern fitted kitchen with range of high and low level storage units and contrasting solid granite work surface. Inlaid stainless steel 1.5 bowl sink unit. Rural views. Integrated ceramic touch screen hob with stainless steel extractor hood over. Integrated double oven. Space for American style fridge freezer. Integrated dishwasher. Integrated wine fridge. Solid granite upstands and splash back tiling to walls. Tiled floor. Aluminium framed, double glazed, sliding patio door to rear garden.

UTILITY ROOM 9'11" x 5'3"

Range of high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel sink unit. Plumbed for automatic washing machine. Tiled floor. Access to integral garage. Hardwood, glass panelled door to rear garden.

FIRST FLOOR

LANDING

Access to roof space and hot press.

MASTER BEDROOM 17'7" x 11'9"

Twin windows to front elevation. Wall to wall fitted wardrobes in glass and mirror panelled doors. Wood laminate floor covering.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising shower enclosure, vanity unit and WC. Electric shower. Illuminated mirror over sink. Chrome towel radiator. PVC tongue and groove panelling to ceiling. Fully panelled walls. Tile effect wood laminate floor covering.

BEDROOM 2 15'1" x 12'3"

Rural views.

BEDROOM 3 12'3" x 11'5"

Rural views.

BEDROOM 4 11'10" x 9'5"

DELUXE BATHROOM

Contemporary white four piece suite comprising paneled Jacuzzi style bath, separate oversized shower enclosure, vanity unit and WC. Electric shower. Illuminated mirror over sink. PVC tongue and groove panelled to ceiling. Fully panelled walls. Tile effect wood laminate floor covering.

EXTERNAL

Front garden finished mainly in lawn.
Generous sized private driveway area finished in tarmac.
Entrance porch.
South facing, fully enclosed, low maintenance rear garden finished in granite paving.
Open aspect to rear.
PVC oil storage tank.
External lighting.
Outside tap.

INTEGRAL GARAGE 15'8" x 9'11"

PVC coated roller shutter door. Separate service door to utility room. Power, light and oil fired central heating boiler.

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.

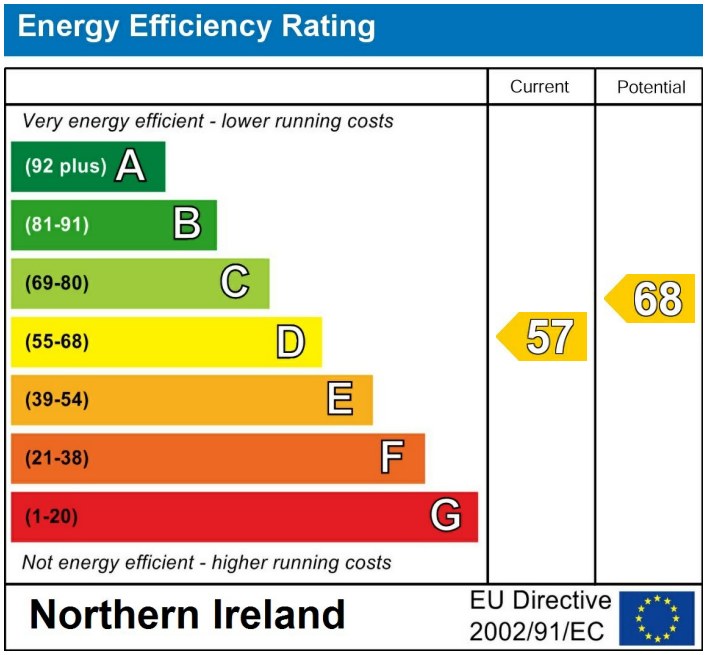






Immaculately presented, four bedroom / three+ reception, detached villa with integral garage and south facing rear garden, occupying a prime site enjoying rural views located within the well sought after Wesleydale development, The Longshot, Ballyrobert Village, Ballyclare. The property comprises entrance hall, furnished cloakroom, lounge with cast iron wood burning stove, family room with open arch to conservatory with Cosy style roof, modern fitted kitchen through dining room, utility room, four well proportioned first floor bedrooms, to include master with deluxe en suite shower room, and deluxe bathroom with contemporary four piece suite. Externally the property enjoys generous sized private driveway area finished in tarmac, integral garage, front garden finished mainly in lawn, and south facing, fully enclosed, low maintenance rear garden finished in granite paving. Other attributes include oil heating, double glazing and open aspect to rear. Early viewing 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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