COLIN GRAHAM RESIDENTIAL

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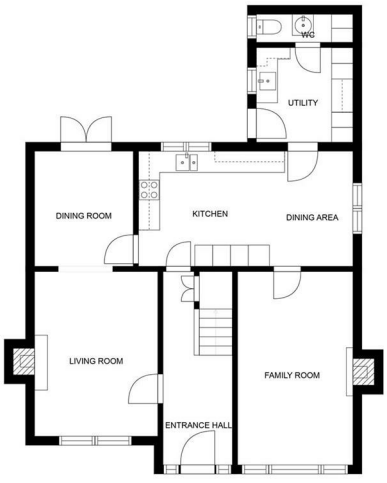
47 Henryville Manor, Ballyclare, BT39 9FP

- Detached Villa
- Three Separate Reception Rooms
- Deluxe Bathroom With Four Piece Suite
- Furnished Cloakroom
- Gardens Front and Rear; Rural Views
- Four Bedrooms; Master En Suite
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Private Driveway; Matching Detached Garage
- Convenient Location; Immaculately Presented

Offers Over £249,950

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. Tiled floor. Stairwell to first floor. Access to under stairs store.

LOUNGE 15'9" x 11'8"
Gas fire in cast iron fireplace with granite hearth and oak surround. Picture window to front elevation. Solid timber flooring. Open arch leading to:

DINING ROOM 10'9" x 9'10"
Solid timber flooring. PVC double glazed French doors to rear garden.

FAMILY ROOM 17'7" x 10'6"
Brick inglenook recess with cast iron multi fuel burning stove on slate hearth. Picture window to front elevation. Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA 20'0" x 10'9"
Luxury fitted kitchen with comprehensive range of high and low level storage units in solid oak door and contrasting solid granite work surface. Inlaid stainless steel 1.5 bowl sink unit. Integrated double oven, warming tray, touch screen ceramic induction oven, tall fridge and dishwasher. Stainless steel extractor hood. Solid granite upstands to walls. Tiled floor.







REAR HALL 8'10" x 8'5"

Range of fitted high and low level storage units and contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Upstands to walls to match work surface. Tiled floor. Composite double glazed door to rear garden.

FURNISHED CLOAKROOM

White two piece suite comprising semi pedestal wash hand basin and WC. Fitted storage unit. Splash back tiling to sink. Chrome towel radiator. Tiled floor.

FIRST FLOOR

LANDING

Access to hot press and roof space.

MASTER BEDROOM bay

Dual aspect windows. Rural views.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator. Illuminated mirror and splash back tiling over sink. Tiled floor. Access to large, built in wardrobe.

BEDROOM 2 widest points

Fitted wardrobes in glass and mirror panelled sliding doors. Rural views. Timber flooring.

BEDROOM 3 12'2" x 9'8"

Timber flooring.

BEDROOM 4 8'10" x 8'5"

Rural views. Timber flooring.

DELUXE BATHROOM

Contemporary white four piece suite comprising central mounted bath, separate fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Fitted storage unit. Towel radiator. Part tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway area finished in tarmac.
Front garden finished in raised bedding with range of plants and shrubbery.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, brick pavior and raised bed with range of plants and shrubbery.
Vegetable patch.
Enclosed service area to side.
Combi condensing oil fired central heating boiler.
PVC oil storage tank.
External lighting.
Outside tap.

MATCHING DETACHED GARAGE 17'2" x 10'8"

PVC coated roller shutter door. Separate PVC double glazed service door to rear garden. Power, light and Beam vacuum hub.

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.

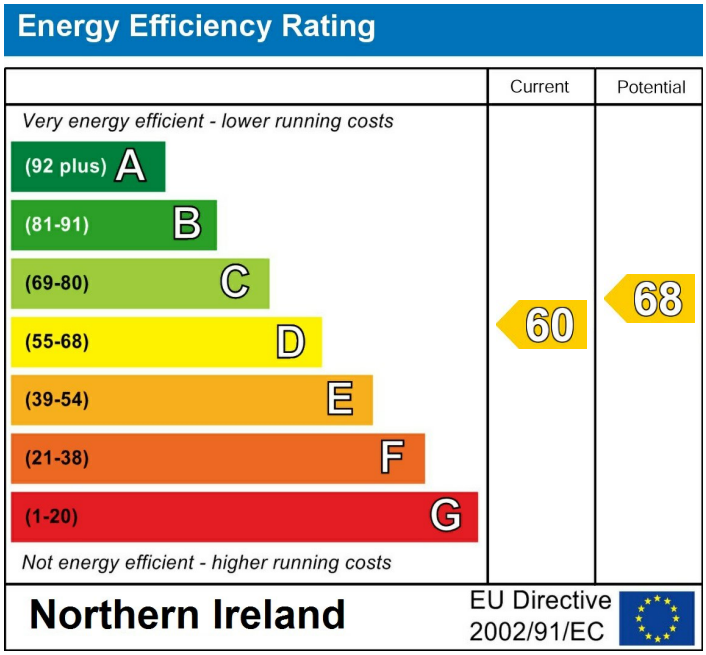






Immaculately presented, four bedroom / three reception, detached villa with matching detached garage, occupying a prime site enjoying rural views, located within the popular Henryville development, off Ballynure Road, Ballyclare. The property comprises entrance hall, lounge with gas fire, separate dining room, family room with cast iron multi fuel burning stove, luxury fitted kitchen with informal dining area, rear hall, furnished cloakroom, four well proportioned first floor bedrooms, to include master with deluxe en suite shower room, and deluxe bathroom with contemporary, white four piece suite. Externally the property enjoys generous sized private driveway area finished in tarmac, matching detached garage, enclosed service area to side, and gardens front and rear. Other attributes include oil fired central heating (combi condensing boiler), PVC double glazing and beam vacuum system. 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

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