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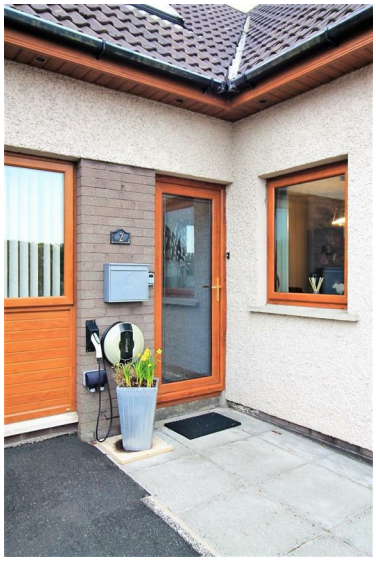


2 Collinvale, Ballyclare, BT39 9PL

- Detached Villa
- Three+ Reception Rooms
- Deluxe Bathroom With White Suite
- Conservatory; Study
- Generous Sized Private Driveway
- Four Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Utility Room; Furnished Cloakroom
- Gardens Front And Rear

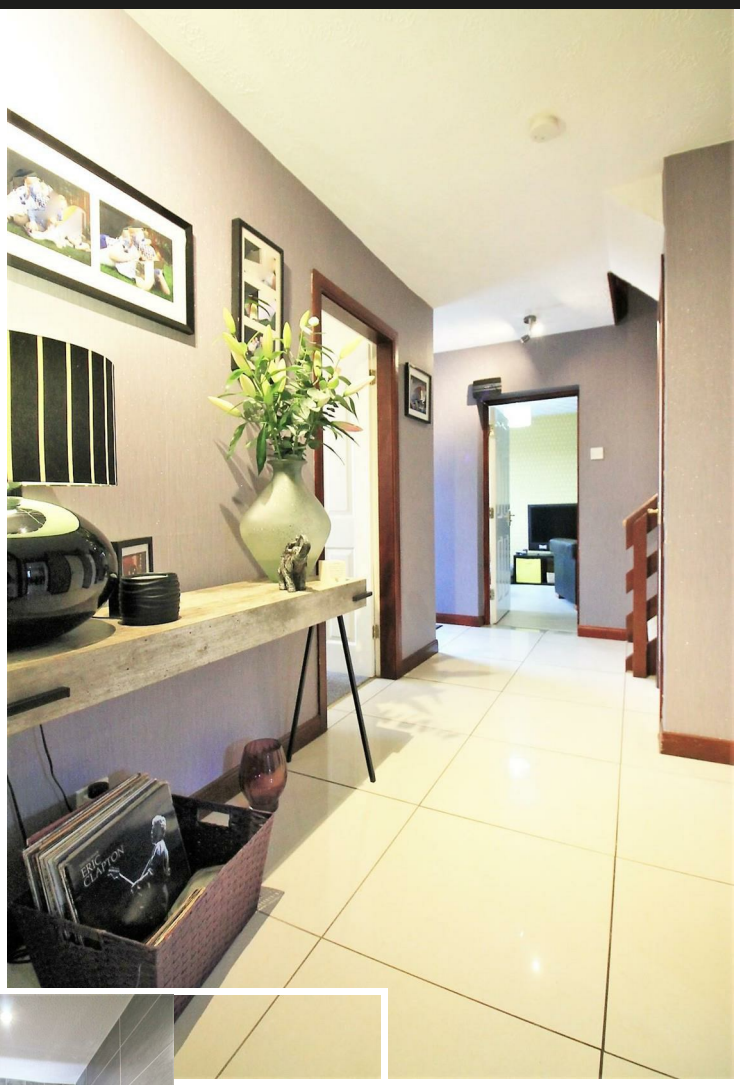
Offers Over £239,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Return stairwell to first floor.

FULLY TILED FURNISHED CLOAKROOM

Vanity unit and concealed cistern.

LOUNGE 19'8" x 12'9"

Focal point fireplace. Dual aspect windows. Wood laminate floor covering. Glass panelled French doors leading to:

DINING ROOM 11'5" x 9'10"

Dual aspect windows.

FAMILY ROOM 10'6" x 10'2"

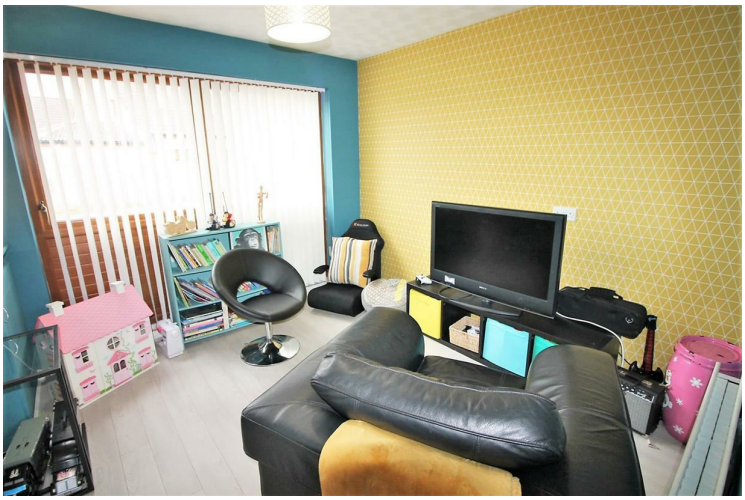
Wood laminate floor covering.

STUDY 10'2" x 8'10"

PVC double glazed door to rear garden.







KITCHEN WITH INFORMAL DINING AREA 15'11" x 10'9"

Modern fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with glass splash back and extractor hood over. Integrated double oven, microwave oven, dishwasher and wine fridge. Space for fridge freezer. Matching fitted breakfast bar unit. Upstands to walls to match work surface. Tiled floor. Access to utility room. Aluminum framed double glazed sliding patio door leading to:

CONSERVATORY 11'10" x 8'6"

In PVC double glazed frame with matching French doors to rear garden. Power, light and tiled floor.

UTILITY ROOM 6'10" x 6'6"

Range of fitted storage units with contrasting melamine work surface area. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Splash back tiling to walls. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to hot press and store.

BEDROOM 1 widest points

Wall to wall fitted wardrobes and storage.

BEDROOM 2 13'6" x 10'9"

Fitted wardrobes.

BEDROOM 3 10'9" x 8'6"

Wood laminate floor covering.

BEDROOM 4 9'9" x 9'5"

Fitted wardrobes and chest of drawers. Access to roof space.

DELUXE FULLY TILED BATHROOM

Contemporary, white four piece suite comprising panelled shower enclosure, separate central mounted bath, floating vanity unit and WC. Aqualisa power shower.

EXTERNAL

Generous sized private driveway area finished in tarmac.
Front garden finished in lawn.
PVC soffits, fascia and rainwater goods.
Car charging point.
Fully enclosed rear garden finished in lawn, paved patio area, timber decking, brick pavior, tree bark and decorative stone.
Tarmac service area.
PVC oil storage tank.
Boiler house with oil fired central heating boiler.
Owned solar panels.
External lighting and power points.





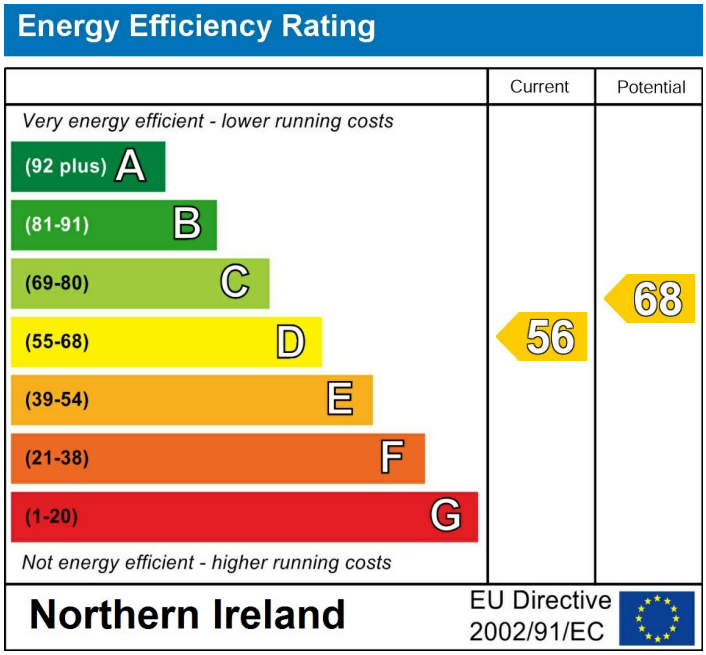
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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 conservatory extension to rear, located within the popular Collinvale development, situated off Green Road, Ballyclare. The property comprises entrance hall, fully tiled furnished cloakroom, lounge with focal point fireplace and glass panelled French doors leading to dining room, separate family room, study, modern fitted kitchen with informal dining area, conservatory, utility room, four well proportioned first floor bedrooms, and deluxe, fully tiled bathroom with contemporary, white four piece suite. Externally the property enjoys generous sized private driveway area finished in tarmac, car charging point, front garden finished in lawn, and fully enclosed rear garden finished in lawn, paved patio area, timber decking, brick pavior, tree bark and decorative stone. Other attributes include oil fired central heating and PVC double glazing. 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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