COLIN GRAHAM RESIDENTIAL

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15 Village Hill, Straid, BT39 9WQ

- Detached Family Home
- Lounge; Wood Burning Stove
- Modern Fitted Kitchen
- Family Bathroom; White Suite
- Private Driveway
- Four Bedroom En Suite
- Kitchen With Informal Dining Area
- Utility Room
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear

Offers Over £224,950

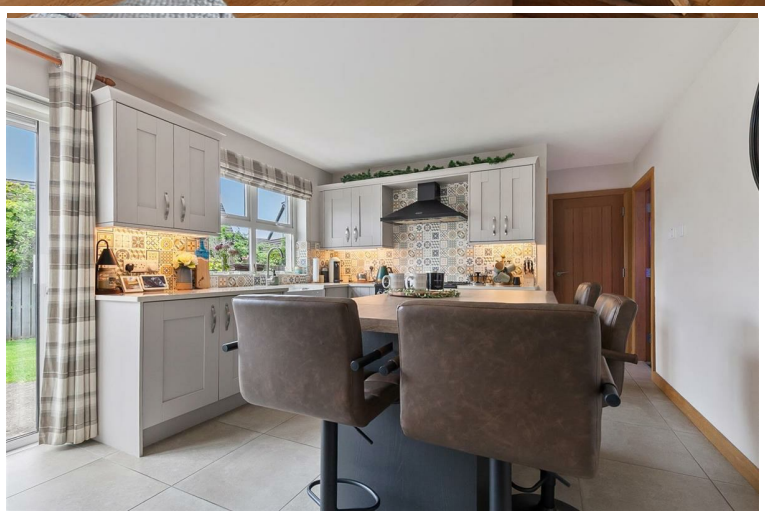
EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, panelled front door with PVC double glazed side screens. Slate tile floor. Stairwell to first floor.

LOUNGE 15'2" x 13'5"

Brick inglenook recess with cast iron, wood burning stove on tiled hearth. Timber flooring.

KITCHEN WITH INFORMAL DINING AREA 18'10" x 11'8" (wps)

Luxury fitted kitchen with range of high and low level storage units with contrasting solid quartz work surface. Contrasting island unit with breakfast bar area. Ceramic Belfast style sink. Space for range style oven with extractor hood over. Access to shelved pantry. Splashback tiling to walls. Tiled floor. Aluminium framed, double glazed, sliding patio door to rear garden.







UTILITY ROOM 8'1" x 5'10"

Range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor. Hardwood, double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved hot press and partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 10'11" x 10'9"

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Tiled floor.

BEDROOM 2 11'2" x 10'8" (wps)

BEDROOM 3 10'8" x 7'3"

BEDROOM 4 7'8" x 7'2"

BATHROOM

White, three piece suite comprising tile encased bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Part tiling to walls. Tiled floor.

EXTERNAL

Front garden finished in lawn and range of plants, trees and shrubbery.
Generous sized private driveway finished in decorative stone and brick pavior.
External lighting.
Fully enclosed rear garden finished in lawn, brick pavior patio areas and range of plants, trees and shrubbery.
Outside tap.
Oil fired central heating boiler.
PVC oil storage tank.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.







Well presented, four bedroom en suite, detached home, situated within Village Hill, Irish Hill Road, Straid, Ballyclare.

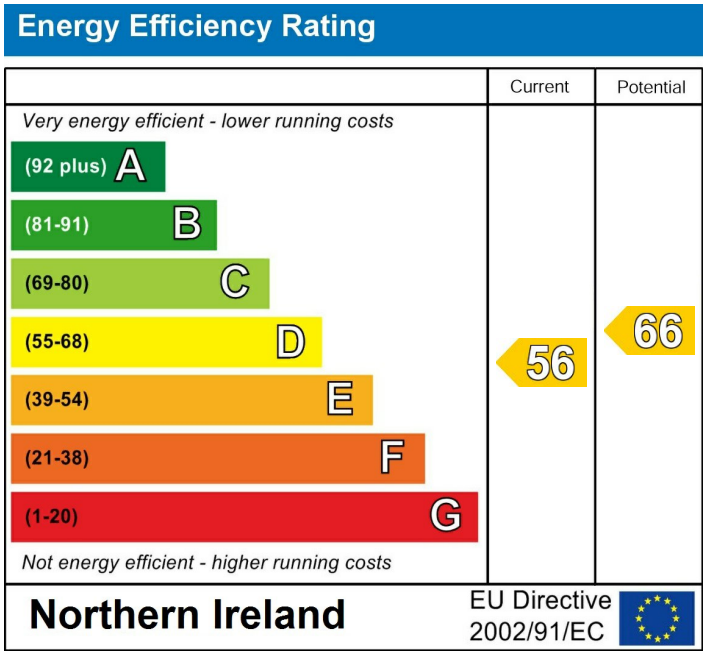
The property comprises entrance hall, lounge with cast iron wood burning stove, kitchen with informal dining area, modern fitted kitchen, utility room, four bedrooms, to include principal en suite bedroom, and separate, family bathroom with white three piece suite.

Externally, the property enjoys private driveway finished in decorative stone, front garden finished in lawn and shrubs, and fully enclosed rear garden finished in lawn, brick pavior area and raised bedding.

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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