



55 Wesleydale, Ballyrobert, Ballyclare, BT39 9WD

- Spacious, Family Sized, Detached Home
- Kitchen With Informal Dining Area
- Family Bathroom; En Suite Shower Room
- Double Glazing
- Matching Detached Garage

- Four Bedroom; Three+ Reception
- Utility Room; Furnished Cloakroom
- Oil Heating
- Generous Sized Private Driveway
- Gardens Front and Rear

Offers Over £325,000

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door with matching side screens. Tiled floor. Stairwell to first floor.

LOUNGE 15'5" x 11'9"

Picture window to front elevation. Open fire in marble fireplace with matching hearth and surround.

DINING ROOM 17'5" x 10'2"

Dual aspect windows. Picture window to front elevation. Timber flooring.

FAMILY ROOM 11'1" x 9'11"

Timber flooring. Aluminium framed, sliding patio door leading to rear garden.

KITCHEN WITH INFORMAL DINING AREA 12'5" x 10'11"

Modern fitted kitchen with range of high and low level storage units with contrasting, marble effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Plumbed and space for dishwasher. Space for under counter fridge. Fitted breakfast bar unit. Splashback tiling to walls. Tiled floor.



UTILITY ROOM 7'3" x 6'3"

Range of fitted high and low level storage units with contrasting melamine worktop. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to wall. Tiled floor. Glass panelled hardwood door leading to rear garden.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Tiled floor.

FIRST FLOOR

LANDING

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

PRINCIPAL BEDROOM 19'5" x 10'11"

Dual aspect windows. Wood laminate floor covering.

FULLY TILED EN SUITE SHOWER ROOM

Three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Aqualisa power shower unit.

BEDROOM 2 13'4" x 11'6" (wps)

Wood laminate floor covering.

BEDROOM 3 13'3" x 9'8"

Wood laminate floor covering.

BEDROOM 4 9'1" x 7'3"

Wood laminate floor covering.

FAMILY BATHROOM

White, four piece suite comprising panelled bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Fully tiled walls.

EXTERNAL

Generous sized private driveway finished in decorative stone.
Front garden finished in lawn.
Entrance porch.
External lighting.
Rear garden finished in lawn, brick paviour, flower bed and range of plants, trees and shrubbery.
Outside tap.
PVC oil storage tank.

MATCHING DETACHED GARAGE 19'2" x 10'11"

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

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.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay



£50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

Well presented, spacious, four bedroom/three+ reception, detached family home with matching detached garage, situated within the well sought after Wesleydale development, Ballyrobert, Ballyclare.

The property comprises entrance hall, lounge, family room, dining room, kitchen with informal dining area, utility room, furnished cloakroom, four bedrooms, to include principal en suite, and separate family bathroom with four piece suite.

Externally, the property enjoys generous sized private driveway, matching detached garage, and gardens front and rear.

Other attributes include oil heating and double glazing.

Early interest recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	70
Northern Ireland	EU Directive 2002/91/EC 	

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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