COLIN GRAHAM RESIDENTIAL

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19 Village Hill, Straid, Ballyclare, BT39 9WQ

- Detached Family Home
- Three Separate Reception Rooms
- Deluxe Bathroom With Three Piece Suite
- Private Driveway; Matching Detached Garage
- Generous Sized Fully Enclosed Rear Garden
- Four Bedrooms; Principal With En Suite
- Modern Fitted Kitchen; Utility Room
- Oil Heating; PVC Double Glazing
- Detached Garden Room With Furnished Cloakroom
- End Of Cul De Sac Site; Immaculately Presented

Offers Over £269,950

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL
Dual tone, PVC front door with matching double glazed side screen. Quality wood laminate floor covering. Stairwell leading to first floor. Access to under stairs store with light.

LOUNGE 14'9" x 11'8"
Cast iron wood burning stove set on polished granite hearth with limestone trim surround. Quality wood laminate floor covering. Picture window to front elevation.

FAMILY ROOM 14'8" x 10'4"
Picture window to front elevation. Quality laminate floor covering. Open arch leading into:

DINING ROOM 10'4" x 9'8"
Tile effect wood laminate floor covering. Aluminium framed, double glazed, sliding patio door with matching double glazed side screen leading to rear garden. Open arch into:







KITCHEN 11'8" x 9'8"

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Matching upstands. Stainless steel 1.5 bowl sink unit with matching draining bay. Integrated gas hob with glass splash back and extractor canopy over. Integrated oven and microwave oven. Integrated dishwasher and recycling bin storage unit. Splash back tiling to walls. Tile effect wood laminate floor covering. Picture window to rear elevation Recessed spotlights.

UTILITY ROOM 9'8" x 6'2"

Range of high and low level storage units and contrasting melamine work surface with matching upstands. Stainless steel sink unit with matching draining bay. Space for American style fridge freezer. Plumbed for automatic washing machine. Space for tumble dryer. Tile effect wood laminate floor covering. Dual tone PVC double glazed rear door.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

PRINCIPAL BEDROOM 14'10" x 10'10"

Quality wood laminate floor covering. Twin windows to front elevation. Access to built in wardrobe with light.

EN SUITE SHOWER ROOM

White three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Part tiled walls. Tiled floor.

BEDROOM 2 11'8" x 10'5"

Quality wood laminate floor covering. Fitted wardrobe with part panelled/part mirrored sliding doors.

BEDROOM 3 10'5" x 9'6"

Fitted wardrobes and shelving unit. Fitted vanity unit with integrated drawers and storage.

BEDROOM 4 10'7" x 8'9"

Quality wood laminate floor covering.

DELUXE BATHROOM

White three piece suite comprising 'P-shaped' panelled bath/shower, pedestal wash hand basin and WC. Mixer tap, thermostat controlled shower unit and curved glass shower screen over. Splash back tiling to bath and wash hand basin. Tiled floor.

EXTERNAL

Private driveway area finished in coloured stone.
Front garden finished in lawn and range of plants, trees and shrubbery.
External lighting.
Fully enclosed, generous sized rear garden finished in lawn, paved patio area, coloured stone, concrete service area, and shrub bed.
PVC oil storage tank.
Outside tap.

MATCHING DETACHED GARAGE 18'4" x 10'4"

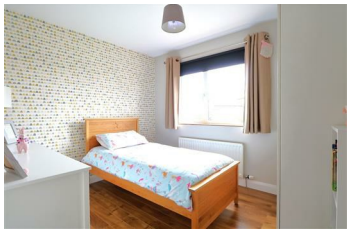
PVC coated roller shutter door, separate service door to rear garden, light, power and oil fired central heating boiler.

MATCHING DETACHED GARDEN ROOM / STUDIO 14'4" x 8'3"

Currently utilised as playroom/office. Hardwood glazed door, wood laminate floor covering, light, power and furnished cloakroom encompassing white two piece suite.

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.

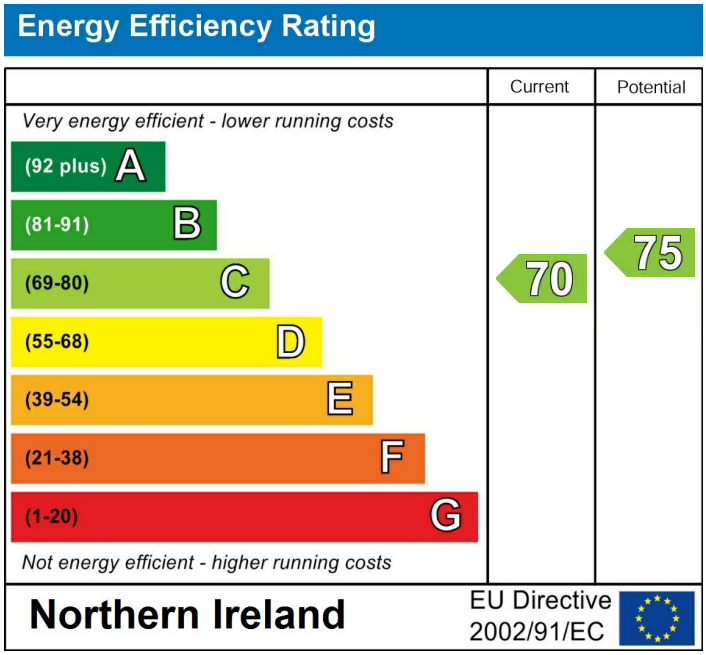






Immaculately presented, four bedroom / three reception, detached family home with matching detached garage, separate detached garden room, and generous sized, fully enclosed rear garden, occupying a an end of cul de sac site, located within the popular Village Hill development, situated off Irish Hill Road, Straid. The property comprises entrance hall, lounge with cast iron wood burning stove, separate family room, dining room with open arch leading into modern fitted kitchen, utility room, four well proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and deluxe bathroom with white three piece suite. Externally the property enjoys private driveway area finished in coloured stone, matching detached garage, separate detached garden room with furnished cloakroom (currently utilised as playroom/office), front garden finished in lawn and range of plants, trees and shrubbery, and fully enclosed, generous sized rear garden finished in lawn, paved patio area (doubles as foundations for sun room extension), coloured stone, concrete service area, and shrub bed. 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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