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14 Village Hill, Straid, Ballyclare, BT39 9WQ

- Detached Family Home
- Kitchen With Informal Dining Area
- Family Bathroom; En Suite Shower Room
- PVC Double Glazing
- Matching Detached Garage
- Four Bedroom; Three+ Reception
- Utility Room; Furnished Cloakroom
- Oil Heating
- Private Driveway
- Generous Sized Garden

Offers Over £274,950

EPC Rating D





14 Village Hill, Ballyclare, BT39 9WQ





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, panelled front door with double glazed side screens and fanlight over. Timber flooring. Stairwell to first floor.

LOUNGE 13'9" x 12'0"

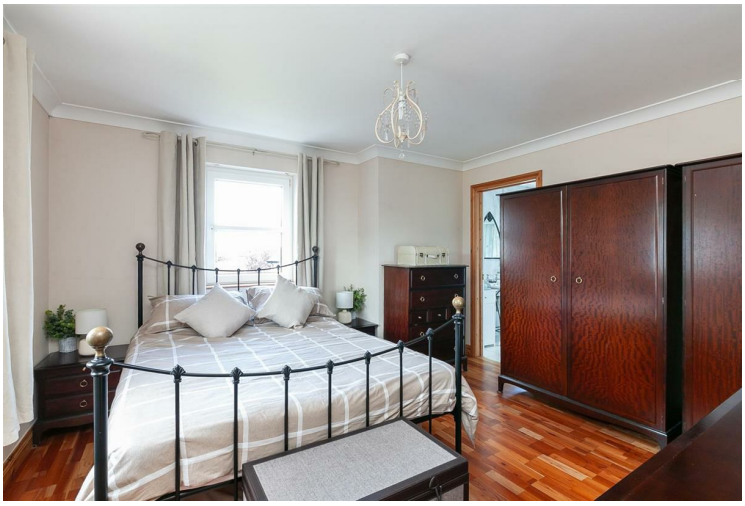
Open fire in marble fireplace. Timber flooring. Glass panelled French doors leading to dining room.

FAMILY ROOM 12'9" x 12'2"

Focal point fireplace. Timber flooring.

DINING ROOM 12'1" x 9'5"

Timber flooring. PVC double glazed sliding patio door to rear garden.







KITCHEN WITH INFORMAL DINING AREA 14'1" x 10'4"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Built in breakfast bar. Stainless steel 1.5 bowl sink unit with draining bay. Touch screen ceramic hob with stainless steel extractor hood over. Integrated, eye level, double ovens. Integrated fridge freezer and dishwasher. Glass fronted display cabinets. Built in wine rack. Splashback tiling to walls. Tiled floor.

UTILITY ROOM 7'1" x 5'10"

Range of fitted high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl 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 to rear garden.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Half tiling to walls. Tiled floor.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

PRINCIPAL BEDROOM 12'9" x 12'3" (wps)

Dual aspect windows enjoying rural views. Timber floor.

FULLY TILED EN SUITE SHOWER ROOM

White, three piece suite comprising shower enclosure, wash hand basin and WC. Electric shower.

BEDROOM 2 12'1" x 11'7" (wps)

Dual aspect windows enjoying rural views. Wood laminate floor covering.

BEDROOM 3 10'5" x 9'3" (plus recess)

Wood laminate floor covering. Rural views to rear.

BEDROOM 4 11'8" x 8'10"

Wood laminate floor covering. Rural views to rear.

FAMILY BATHROOM

White, four piece suite comprising panelled corner bath, separate shower enclosure, pedestal wash hand basin and WC. Electric shower. Timber flooring.

EXTERNAL

Front garden finished in lawn and range of plants, trees and shrubbery.
Generous sized private driveway finished in decorative stone.
Large, fully enclosed rear garden finished in lawn, paved patio area and range of trees and shrubs.
External lighting.
Outside tap.
PVC oil storage tank.





MATCHING DETACHED GARAGE 18'5" x 10'4"

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

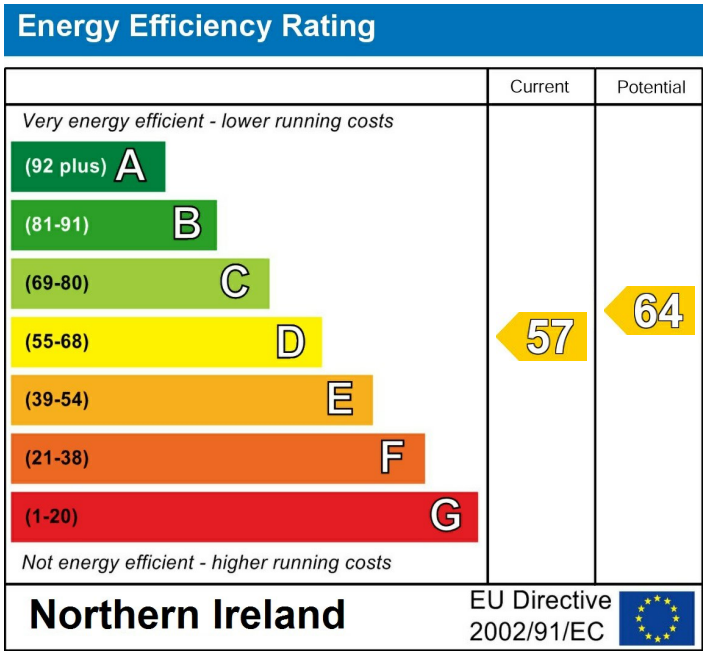
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.



Well presented, detached family home with matching detached garage, occupying a generous sized site within the popular Village Hill development, Irish Hill Road, Straid. The property comprises entrance hall, lounge, family room, dining room, kitchen with informal dining area, utility room, furnished cloakroom, four well-proportioned bedrooms, to include principal en suite, and separate family bathroom. Externally, the property enjoys mature gardens front and rear, private driveway area and matching detached garage. Other attributes include oil heating and PVC double glazing. Early viewing highly recommended.





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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