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4 Meadow Drive, Ballyclare, BT39 9XF

- Semi Detached Chalet Bungalow
- Kitchen With Informal Dining Area
- Fully Tiled Shower Room
- Generous Sized Private Driveway
- Gardens Front and Rear
- Four Bedroom; Two+ Reception
- Luxury Fitted Kitchen
- Oil Heating; Double Glazing
- Matching Detached Garage
- Convenient Location

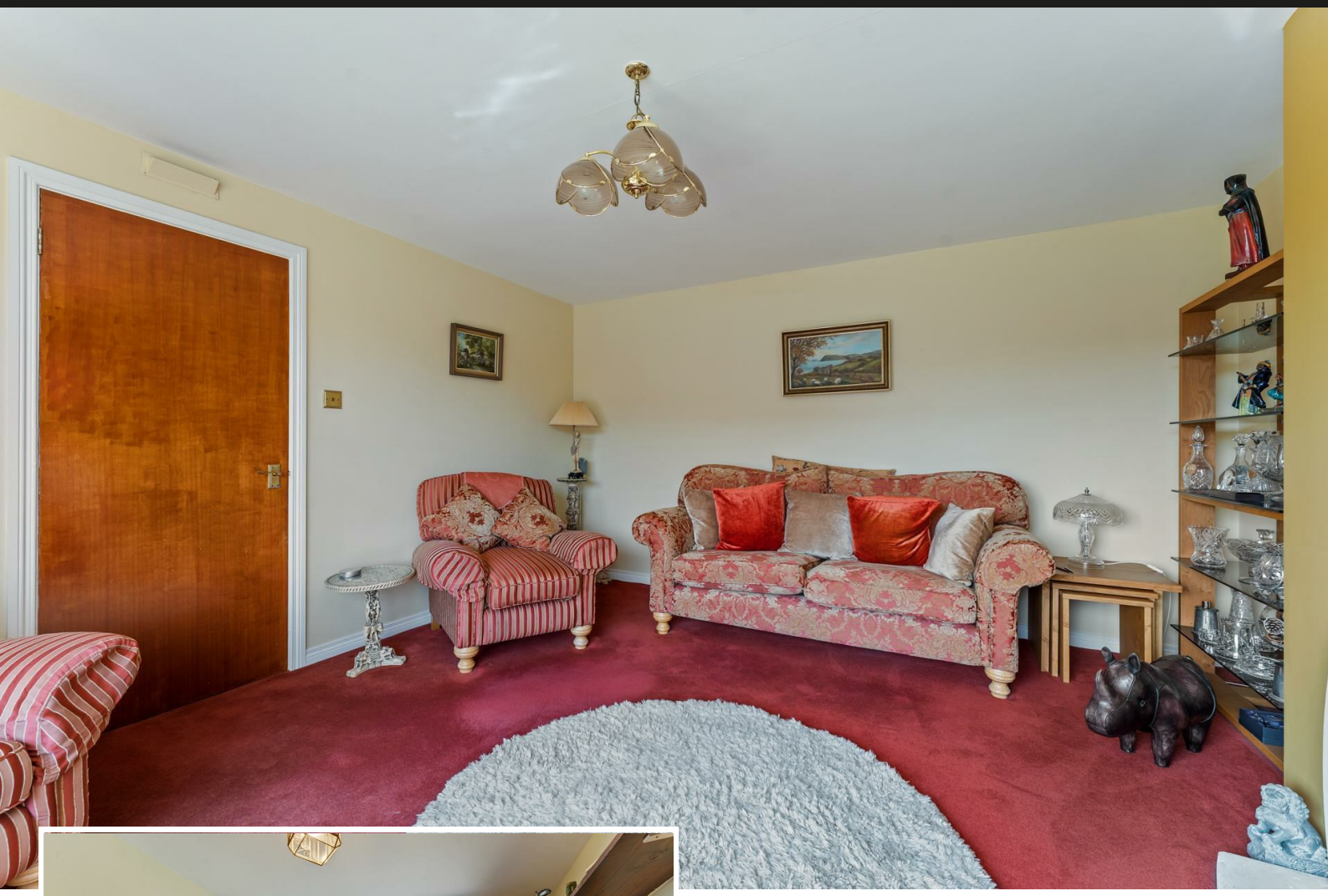
Offers Over £209,950

EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screen. Timber flooring. Access to under stairs store.

LOUNGE 15'1" x 13'10"

Gas fire in sandstone fireplace. Picture window to front elevation.

STUDY 10'8" x 7'11" plus recess

Timber flooring. Stairwell to first floor.







KITCHEN WITH INFORMAL DINING AREA 13'9" x 10'8"

Luxury fitted kitchen with range of high and low level storage units with contrasting solid quartz worktop. Colour coded 1.5 bowl sink unit. Integrated touch screen ceramic hob with extractor hood over. Integrated oven, microwave oven, fridge freezer and dishwasher. Quooker filtered and boiling water tap. Twin glass fronted display cabinets. Splashback tiling to walls. Tile effect flooring. PVC double glazed door leading to rear garden.

BEDROOM 4 11'7" x 11'5" (wps)

FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, pedestal wash hand basin and WC. Chrome towel radiator. Access to hot press.

FIRST FLOOR

LANDING

Timber flooring. Access to roof space via slingsby style ladder.

BEDROOM 1 17'8" x 13'10" (wps)

Dual aspect windows. Timber flooring.

BEDROOM 2 15'1" x 7'5"

Timber flooring. Access to under eaves storage.

BEDROOM 3 15'2" x 6'7" (wps)

EXTERNAL

Front garden finished in lawn and raised beds, with range of plants, trees and shrubbery.
Generous sized private driveway finished in tarmac.
Tiled entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed low maintenance, paved rear garden.
Outside tap.
PVC oil storage tank.

MATCHING DETACHED GARAGE 18'1" x 9'10"

Up and over door. Separate PVC double glazed service door to rear garden. Power, light, water, plumbed for automatic washing machine, 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.



Deceptively spacious, four bedroom/two+ reception, semi detached chalet bungalow with matching detached garage, situated within a well sought after, established residential development off Ballycorr Road, Ballyclare.

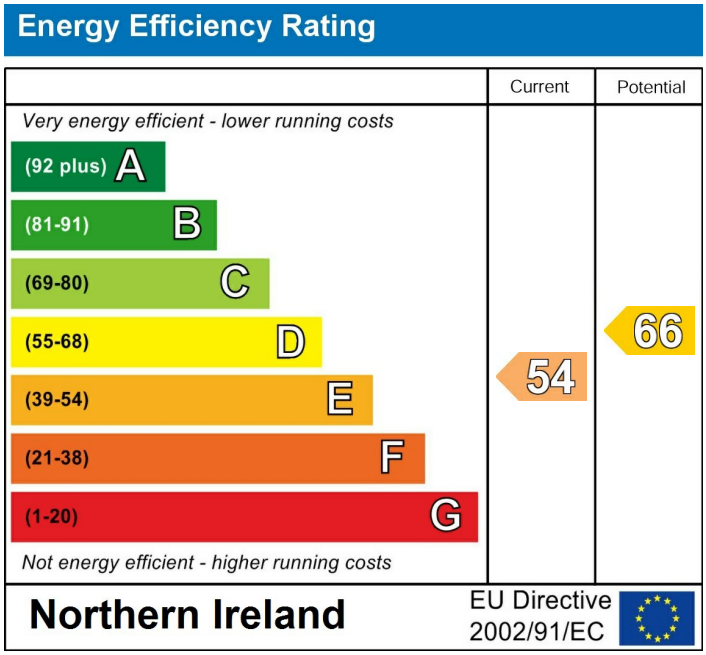
The property comprises entrance hall, lounge, study, kitchen with informal dining area, recently installed luxury fitted kitchen, fully tiled shower room, with contemporary white suite, and four bedrooms, to include one on ground floor level.

Externally, the property enjoys generous sized private driveway, matching detached garage, front garden, finished mainly in lawn, and fully enclosed, low maintenance, paved garden to rear.

Other attributes include oil heating, double glazing, and convenient location.

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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