COLIN GRAHAM RESIDENTIAL

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23 Village Hill, Straid, Ballyclare, BT39 9WQ

- Detached Family Home
- Lounge; Multi Fuel Burning Stove
- Deluxe Bathroom With Three Piece Suite
- Generous Sized Private Driveway Area
- Rural Aspects To Rear Elevation
- Three Bedrooms; Principal With En Suite
- Luxury Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Fully Enclosed Private Rear Garden
- Finished To An Exacting Standard Throughout

Offers Over £214,950

EPC Rating C





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PROPERTY DESCRIPTION

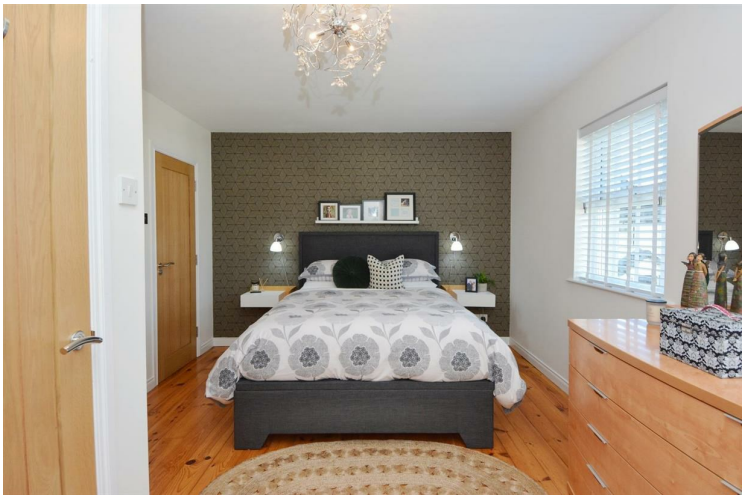
ACCOMMODATION

ENTRANCE HALL

Palladio composite double glazed front door with matching double glazed side screen. Wood strip effect porcelain tiled flooring. Stairwell leading to first floor. Access to under stairs store with light.

LOUNGE 14'11" x 13'5"

Cast iron multi fuel burning stove with split face stone inset and solid oak floating mantle over. Wood strip effect porcelain tiled flooring. Picture window to front elevation







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

Luxury, hand painted, solid ash kitchen with range of high low level storage units and complementary solid quartz work surface. Inlaid sink unit with mixer tap over. Integrated, five ring, AEG induction hob with concealed extractor fan over. Integrated AEG steam bake eye level oven and matching combi microwave oven. Integrated De Dietrich dishwasher. Solid quartz upstands to work surface and matching splash back to hob area. Breakfast bar island with contrasting low level storage units and solid quartz work surface area. Wood strip effect porcelain tiled flooring. Aluminium framed, double glazed, sliding patio door leading to rear garden. Access to shelved pantry cupboard with sensor light. Rural views to rear.

UTILITY ROOM 8'0" x 5'10"

Range of high and low level storage units with complementary melamine work surface area. Stainless steel circular sink with mixer tap. Space and plumbed for American style fridge freezer. Plumbed for automatic washing machine. Space for tumble dryer. Wood strip effect tiled flooring. Palladio composite double glazed rear door.

FIRST FLOOR

LANDING

Access via slingsby style ladder to partially floored roof space with light. Original timber flooring. Access to built in shelved store.

BEDROOM 1 18'1" x 11'0" (wps)

Original timber flooring, Twin windows to front elevation.

DELUXE EN SUITE SHOWER ROOM 6'5" x 5'0"

Contemporary, white three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled shower unit. Part tiled walls and splash back tiling to sink.. Tiled floor and matching skirting, Recessed spotlights.

BEDROOM 2 10'7" x 10'5"

Original timber flooring. Rural views to rear.

BEDROOM 3 10'11" x 7'3"

Original timber flooring. Rural views to rear.

DELUXE BATHROOM 7'4" x 6'0"

Contemporary, white three piece suite comprising freestanding bath with mixer tap, vanity unit and WC. Splash back tiling to bath area and sink. Tiled floor with matching skirting. Recessed spotlights. Illuminated mirror over sink.

EXERNAL

Generous sized private driveway area finished in pink stone.
Front garden finished mainly in lawn.
External lighting.
Fully enclosed, private rear garden finished in lawn, paved patio, decorate stone and shrub beds.
Rural aspect to rear.
Timber garden shed with solar power light.
High efficiency Grant vortex oil fired condensing boiler (housed).
PVC oil storage tank.
Outside tap.





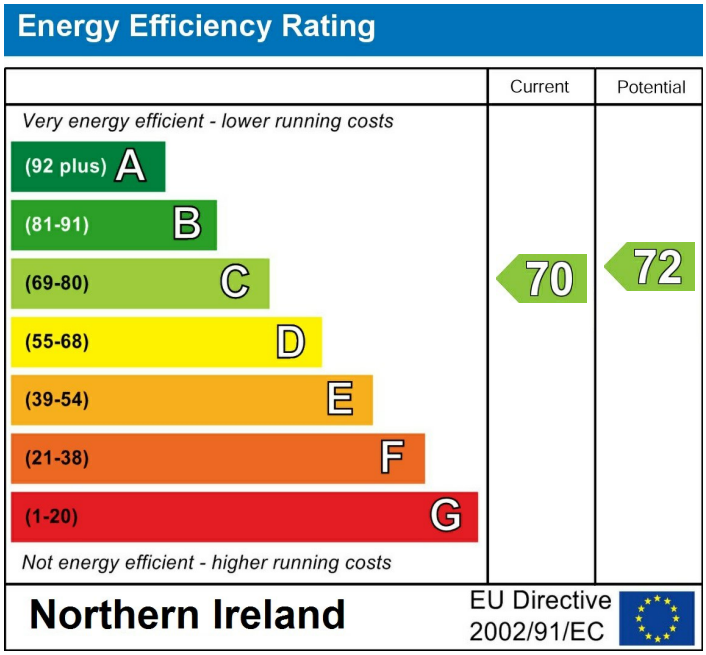
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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, recently renovated, three bedroom detached family home with generous sized private driveway area and fully enclosed private rear garden, occupying a prime site enjoying rural aspects to the rear, located within the popular Village Hill development, situated off Irish Hill Road, Straid. Finished to an exacting standard throughout, the property comprises entrance hall, lounge with cast iron multi fuel burning stove, luxury hand painted kitchen with informal dining area, separate utility room, three well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe family bathroom with contemporary three piece suite. Externally the property enjoys generous sized private driveway area finished in pink stone, front garden finished mainly in lawn, and fully enclosed, private rear garden finished in lawn, paved patio, decorate stone and shrub beds. Other attributes include high efficiency Grant vortex oil fired condensing boiler with Nest heating system 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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