COLIN GRAHAM RESIDENTIAL

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21 Village Hill, Straid, Ballyclare, BT39 9WQ

- Detached Family Home
- Three Separate Reception Rooms
- Family Bathroom With Four Piece Suite
- Utility Room; Furnished Cloakroom
- Generous Sized Fully Enclosed Rear Garden
- Four Bedrooms; Principal With En Suite
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Private Driveway Area; Large Matching Detached Garage
- Rural Aspects To Rear

Offers Over £279,950

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Dual tone, PVC front door with matching double glazed side screens and arched fan light over. Tiled floor. Stairwell to first floor. Access to under stairs storage.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to wash hand basin. Tiled floor.

LOUNGE 17'3" x 11'8"

Open fire with slate hearth and floating timber mantle over. Wood laminate floor covering. Twin windows to front elevation.

FAMILY ROOM 12'8" x 11'9"

Cast iron wood burning stove set on slate tile hearth. Wood laminate floor covering. Twin windows to front elevation. Access into kitchen.

DINING ROOM 10'5" x 9'9"

PVC double glazed French doors leading into rear garden. Open arch leading into:







KITCHEN 10'5" x 10'5"

Modern fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink sink unit with draining bay. Integrated five ring gas hob with extractor canopy and glass splash back over. Integrated, eye level double oven, fridge freezer and dishwasher. Matching upstands. Rural views.

UTILITY ROOM 11'8" x 5'9"

Range of high and low level storage units with contrasting wood block effect melamine work surface to match kitchen. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer.

FIRST FLOOR

LANDING

Access to roof space with light. Shelved hot press.

PRINCIPAL BEDROOM 13'3" x 11'9"

Wood laminate floor covering. Dual aspect windows.

EN SUITE SHOWER ROOM

White three piece suite comprising tiled, quadrant shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Splash back tiling to wash hand basin. Tiled floor.

BEDROOM 2 12'9" x 11'9"

Wood laminate floor covering.

BEDROOM 3 11'10" x 10'5" (wps)

Wood laminate floor covering. Rural views to rear.

BEDROOM 4 10'1" x 7'1"

Wood laminate floor covering. Rural views to rear.

FAMILY BATHROOM 11'8" x 7'1" (wps)

White four piece suite comprising tile encased bath, separate, tiled quadrant shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Splash back tiling to wash hand basin and bath. Tile effect lino floor covering.

EXTERNAL

Private driveway area finished in pink stone.
Service area and patio finished in stone to side.
Fully enclosed, generous sized rear garden finished in lawn, artificial grass, paved patio area, decorative stones and shrub beds.
Rural aspects to rear.
PVC oil storage tank.
External lighting.
Outside tap.

LARGE MATCHING DETACHED GARAGE 19'1" x 14'2"

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

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



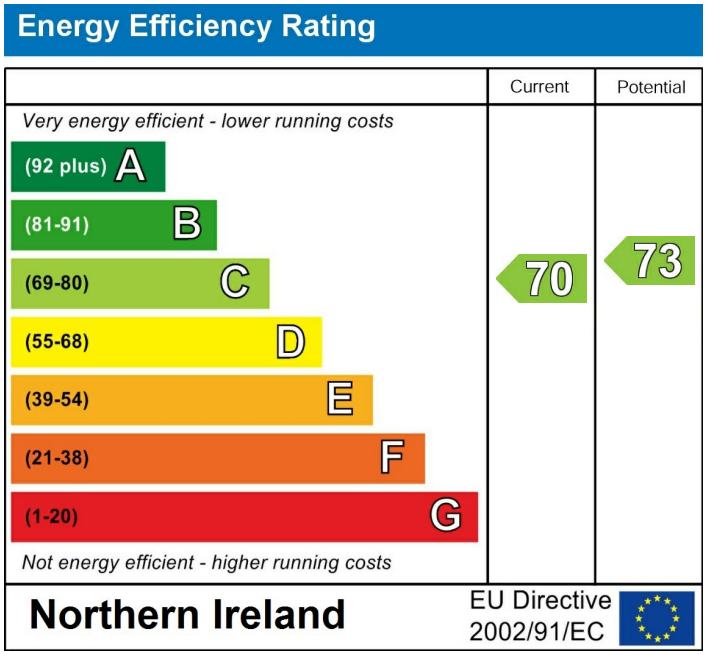


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, four bedroom / three reception, detached family home with large matching detached garage and generous sized, fully enclosed 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. The property comprises entrance hall, furnished cloakroom, lounge with open fire, separate family room with cast iron wood burning stove, 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 family bathroom with white four piece suite. Externally the property enjoys private driveway area finished in pink stone, large matching detached garage, service area and patio to side finished in stone, and generous sized, fully enclosed rear garden finished in lawn, artificial grass, paved patio area, decorative stone and shrub beds. 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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