



10 Henryville Manor

Ballyclare, BT39 9FP

Offers over £279,950

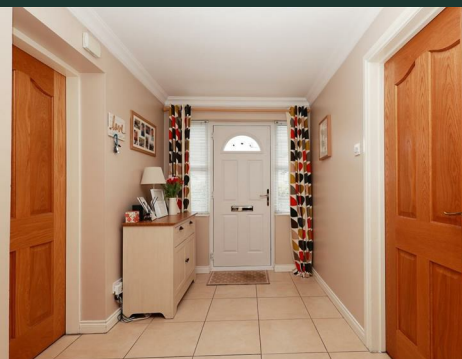


Nest Estate Agents are delighted to bring to market this beautiful detached property in the ever popular Henryville development. Within close proximity to Ballyclare Town Centre it benefits from an array of amenities including shops, cafes, public parks, schools and local transport networks. Finished to a high standard throughout this property would be ideally suited to a family looking for great space and convenient location.

The property offers generous family accommodation to include a spacious lounge, family room, the option for another reception room or 5th bedroom, fully fitted kitchen and utility room. The first floor offers four double bedrooms (master with en-suite) and stylish bathroom. Externally this property offers an rear garden and off street parking and attached garage. Further features include oil fired central heating and double glazing.

Please contact Nest Estate Agents on 02893 438090 for more information on this property.

Nest Mortgages can help with Mortgage services and financial advice.



ENTRANCE HALL 6'2" x 19'0" (1.9 x 5.8)
 PVC composite front door. Ceramic tiled floor. Stairwell to first floor.

LIVING ROOM 16'2" x 11'8" (4.94 x 3.57)
 Solid wooden floor. Feature fire surround with gas fire.

FAMILY ROOM 9'9" x 10'5" (2.99 x 3.2)
 Sliding patio doors to garden.

KITCHEN AND CASUAL DINING AREA 19'10" x 10'8" (6.06 x 3.26)
 Modern fitted kitchen with cream gloss units and granite work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated Rangemaster oven and stainless steel over head extractor fan, gas hob and dishwasher. Tiled floor. PVC double glazed service door to rear garden.

UTILITY 7'1" x 5'6" (2.17 x 1.70)
 Cream Fitted units. One bowl single drainer stainless steel sink with mixer taps. Plumbed for washing machine.



FURNISHED CLOAKROOM 5'6" x 2'11" (1.7 x 0.89)
 Modern fitted two piece suite comprising pedestal wash hand basin and w.c

LOUNGE/ BEDROOM 5 10'5" x 12'0" (3.19 x 3.68)

FIRST FLOOR LANDING
 Hotpress with insulated copper cylinder. Shelving. Access to partially floored roof space ideal for storage.

BATHROOM
 Modern white 3 piece suite with electric shower over bath. Electric mirror and heated towel rail. Vinyl wood effect floor.

MASTER BEDROOM 19'8" x 10'5" (6 x 3.19)
 Custom fitted drawer units and dressing table.

ENSUITE BATHROOM 6'4" x 10'2" (1.94 x 3.1)
 Modern white suite comprising W/C and pedestal wash hand basin with mixer taps. Large walk in shower with PVC panelled cubicle and thermostatic shower unit. Fully tiled floor. Fully tiled walls. Heated chrome towel rail. Extractor fan.

BEDROOM 2 9'4" x 11'2" (2.85 x 3.41)
 Built in slide robes.

BEDROOM 3 9'4" x 12'5" (2.86 x 3.80)

BEDROOM 4 8'9" x 8'9" (2.67 x 2.69)

EXTERNAL
 Front and rear garden finished in lawn with array of trees and shrubs. Extensive private driveway finished in tarmac. Secure rear garden finished in lawn with paved patio area. Outside tap and light. Front porch light.

GARAGE WITH PARTIALLY FLOORED ROOF SPACE 18'10" x 9'6" (5.75 x 2.92)
 Roller shutter door to front. PVC double glazed service door to rear garden. Modern Fitted unit with space for dryer.

IMPORTANT NOTE TO ALL PURCHASERS:
 We have not tested any of the systems or appliances at this property.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	63	69			
Northern Ireland EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.