



89 Henryville Manor

Ballyclare, BT39 9FP

Offers over £279,950



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Nestled within a popular and well-established residential development on the edge of Ballyclare town, this impressive detached family home offers spacious and versatile accommodation perfectly suited to modern family living.

Boasting four well-proportioned bedrooms, including a generous principal bedroom with ensuite shower room, the property provides ample space for growing families. The ground floor features three reception rooms, offering flexibility for both relaxation and entertaining, while the bright sunroom with wood-burning stove creates a cosy retreat to enjoy throughout the year. The modern fitted kitchen is thoughtfully designed with a breakfast bar area and is complemented by a separate utility room for added convenience.

Further enhancing the home's appeal is an integral single garage with electric door, providing secure parking and additional storage space.

Externally, the property benefits from an enclosed rear garden with a paved seating area, ideal for outdoor dining and family gatherings. A pergola-enclosed entertaining space, currently utilised as a bar area, offers a unique and inviting setting for hosting friends and family.

Ideally positioned within walking distance of local schools, shops, parks, leisure facilities and Ballyclare town centre amenities, this superb home combines convenience, comfort and style in one of the area's most sought-after locations.

Early viewing is highly recommended to fully appreciate all that this exceptional family home has to offer.

HALLWAY

7'8 x 6'6 (2.34m x 1.98m)

uPVC front door with feature glazed insets and glazed side panels. Ceramic tiled flooring.

FAMILY ROOM

16' 11 x 9'2 (4.88m 3.35m x 2.79m)

Feature wall mounted electric fire. Media wall and built in storage. Laminate wood effect flooring. Recessed spotlights.

LOUNGE

13' 3 x 16'2 (3.96m 0.91m x 4.93m)

Feature multi fuel burning stove with tiled inset with contrasting hearth. Wood surround and mantle. Laminate wood effect flooring.

DINING ROOM

8'9 x 8 (2.67m x 2.44m)

Cornice ceiling. Laminate wood effect flooring. Sliding patio door to sunroom.

SUNROOM

14'3 x 9'7 (4.34m x 2.92m)

Feature multi fuel burning stove. Laminate wood effect flooring. Recessed spotlights. Access to rear garden.

FITTED KITCHEN

18'9 x 11' 3 (5.72m x 3.35m 0.91m)

Range of high and low level units with formica worktops. Eye level Hotpoint oven and grill. Integrated electric hob. Integrated stainless steel extractor fan. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Breakfast bar area. Access to storage. Patio doors to rear garden.

UTILITY

11' 4 x 17' 3 (3.35m 1.22m x 5.18m 0.91m)

Range of high and low level units. Space for tumble dryer. Space for washing machine. Stainless steel sink unit with drainer and mixer taps. Tiled flooring. Tiled walls. Access to garage. Access to rear garden.

GARAGE

11'5 x 17'3 (3.48m x 5.26m)

Electric up and over door. Light and power.

Tel: 02893438090

BEDROOM 1

13' 9 x 9'10 (3.96m 2.74m x 3.00m)

Cornice ceiling. Laminate wood effect flooring.

ENSUITE

7'2 x 6'6 (2.18m x 1.98m)

White suite comprising fully enclosed shower unit. Vanity style sink unit. Low flush W/C. Tiled flooring. Tiled walls.

BEDROOM 2

13' 11 9'5 (3.96m 3.35m 2.87m)

Access to built in storage.

BEDROOM 3

11'3 x 9'5 (3.43m x 2.87m)

Built in sliderobes. Laminate wood effect flooring.

BEDROOM 4

6'7 x 6'9 (2.01m x 2.06m)

Laminate wood effect flooring. Access to storage.

STORAGE

2'3 x 3'3 (0.69m x 0.99m)

BATHROOM

9'4 x 7'2 (2.84m x 2.18m)

White suite comprising free standing bath with mixer taps. Fully enclosed shower unit. Low flush W/C. Vanity style

sink unit with mixer taps. Heated chrome towel rail. Recessed spotlights. Tiled flooring. Tiled walls.

LANDING

11' 2 x 10' 3 (3.35m 0.61m x 3.05m 0.91m)

Access to storage. Access to roofspace.

STORAGE

2'5 x 3'7 (0.74m x 1.09m)

OUTSIDE

Front and rear laid in lawn bordered by mature shrubbery and flower beds.

Rear patio area. Enclosed pergola area currently used as a bar. Raised decking. Outdoor lighting. Outdoor tap.

Paved driveway for multiple vehicles.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Smart Mortgages on 02893 438092.



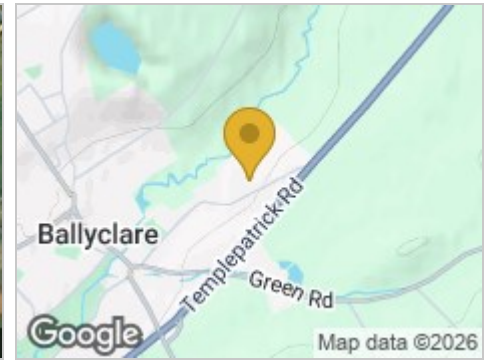
Road Map



Hybrid Map

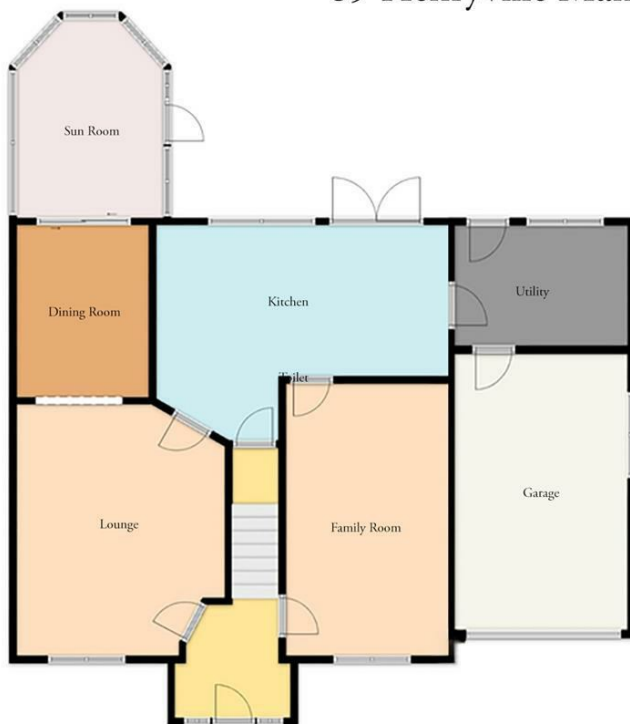


Terrain Map



Floor Plan

89 Henryville Manor, Ballyclare



Ground Floor



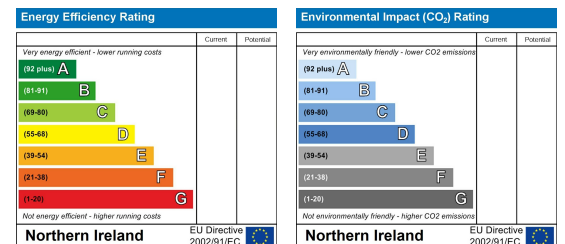
First Floor



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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