



FOR SALE

4 Henryville Manor

Ballyclare BT39 9FP

D

Offers over £205,000



Nest Estate Agents are delighted to bring to market this well presented family home in the sought after Henryville development. Situated just off the Ballynure Road in Ballyclare this property offers within walking distance local shops, coffee shops, public library, leisure centre and local parks. In addition this home is in the catchment area for the areas leading Primary and Secondary schools.

Internally this property offers four bedrooms - master with ensuite, a spacious through lounge and dining area, a snug with feature fire, a modern kitchen and a modern family four piece bathroom suite.

Externally the property has a front and rear garden, tarmac finish driveway and a single garage.

This property would suit a growing family or perhaps those looking to downsize without comprising on space. We anticipate there will be a high level of interest in this property so early inspection is strongly recommended.

ENTRANCE HALL 6'7" x 7'8" (1.83m'2.13m" x 2.13m'2.44m")
uPVC front door with glass insert and feature side glass panels, solid wood flooring, wood paneling.

LOUNGE 13'2" x 16'1" (3.96m'0.61m" x 4.88m'0.30m)
Feature open fire with limestone surround, slate insert and matching hearth, solid wood flooring.

DINING ROOM 8'1" x 8'8" (2.44m'0.30m" x 2.44m'2.44m")
Solid wood flooring, double doors leading to rear garden.

KITCHEN 18'7" x 11'2" (5.49m'2.13m" x 3.35m'0.61m")
Range of high and low level units, wood effect contrasting worktops, stainless steel sink unit with drainer and mixer taps, electric oven and hob, stainless steel extractor fan, integrated dishwasher, recessed spotlights, tiled floor, access to storage.

STORAGE 4'5" x 3'1" (1.22m'1.52m" x 0.91m'0.30m")

SNUG 9'3" x 13'8" (2.74m'0.91m" x 3.96m'2.44m")
Feature electric stove, slate hearth, solid wood floor.

BEDROOM 1 13'8" x 9'10" (3.96m'2.44m" x 2.74m'3.05m")
Built in sliderobes.

ENSUITE BATHROOM 6'3" x 7'2" (1.83m'0.91m" x 2.13m'0.61m")
White suite comprising low flush W.C, pedestal wash hand basin, enclosed shower unit with electric shower, tiled floor, wood paneled walls.

BEDROOM 2 13'9" x 9'6" (3.96m'2.74m" x 2.74m'1.83m")

BEDROOM 3 1'4" x 9'10" (0.30m'1.22m" x 2.74m'3.05m")

BEDROOM 4 6'6" x 7'7" (1.83m'1.83m" x 2.13m'2.13m")

FAMILY BATHROOM 9'5" x 11'2" (2.74m'1.52m" x 3.35m'0.61m")
White suite comprising free standing raised bath with mixer taps, low flush w.c, vanity style wash hand basin with mixer taps, enclosed shower with mains rainfall shower, chrome heated towel rail, tiled walls, tiled floor.

UPSTAIRS HALL 11'2" x 9'10" (3.35m'0.61m" x 2.74m'3.05m")
Wood paneling. Access to roof space.

STORAGE 3'8" x 2'4" (0.91m'2.44m" x 0.61m'1.22m")

GARAGE 9'5" x 18'9" (2.74m'1.52m" x 5.49m'2.74m")
Power and light.

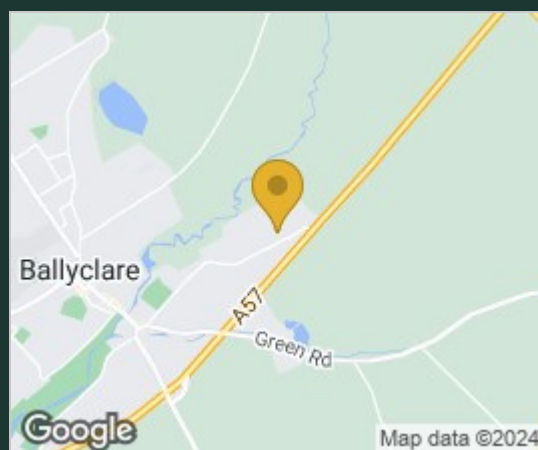
OUTSIDE

Rear enclosed laid in lawn bordered by mature shrubbery, paved area, outdoor tap.

Laid in lawn bordered by mature shrubbery, pebbled driveway.

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 Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	58	64			
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

11 The Square Ballyclare, Co.Antrim, BT39 9BB
Tel: 02893438090 Email: hello@nestestateagents.com