



FOR SALE

9 Henryville Drive

Ballyclare, BT39 9XW

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Offers over £199,950



Nestled within a highly sought-after and popular residential development, 9 Henryville Drive is an immaculately presented three-bedroom semi-detached home offering stylish, modern living in a superbly convenient location. This attractive bay-fronted property enjoys open views across fields to the rear, providing a wonderful sense of privacy and countryside charm while remaining within easy reach of local amenities.

Internally, the home boasts a bright and spacious lounge, a contemporary shaker-style kitchen with informal dining area, and a convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with ensuite shower room, together with a modern family bathroom.

Externally, the property benefits from a private driveway providing parking for multiple vehicles and a fully enclosed rear garden, ideal for relaxing, entertaining and family life.

Perfectly positioned within walking distance of local schools, shops, parks and the leisure centre, the property also offers excellent commuter links to Belfast City Centre, Larne and Newtownabbey via nearby main transport routes.

Combining modern accommodation, a desirable setting and exceptional convenience, this beautiful home is certain to appeal to first-time buyers, young families and those seeking a turnkey property in a prime Ballyclare location.

HALLWAY 20'1 x 3'4 (6.12m x 1.02m)
Hardwood front door with feature glazed panels. Tiled flooring. Recessed spotlights.

LIVING ROOM 12'5 x 16'3 (3.78m x 4.95m)
Feature bay fronted window. Feature electric fire, tiled inset with contrasting surround and matching mantle. Tiled hearth. Laminate wood effect flooring.

FITTED KITCHEN 9'9 x 16'2 (2.97m x 4.93m)
Shaker style kitchen with range of high and low level units with contrasting worktops and matching upstand. Stainless steel sink with with drainer and mixer taps. Integrated electric hob. and oven. Stainless steel extractor fan. Access to storage. Tiled flooring. Recess spotlights. Patio doors to rear garden.

STORAGE 5'10 x 4'8 (1.78m x 1.42m)

TOILET 7'2 x 3'4 (2.18m x 1.02m)
White suite comprising low flush W/C. Vanity style sink unit with mixer taps. Tiled splashback. Tiled flooring.

BEDROOM 1 16'4 x 10'1 (4.98m x 3.07m)
Feature bay fronted window.

ENSUITE 5'8 x 5'3 (1.73m x 1.60m)
White suite comprising fully enclosed rainfall shower. Low flush W/C. Pedestal wash hand basin. Tiled splashback. Tiled flooring.

BEDROOM 2 10'4 x 8'7 (3.15m x 2.62m)

BEDROOM 3 10'4 x 7'1 (3.15m x 2.16m)

LANDING 12'6 x 8'5 (3.81m x 2.57m)
Access to storage. Access to roofspace.

BATHROOM 7'2 x 5'8 (2.18m x 1.73m)
White suite comprising paneled bath with mixer taps and handheld shower. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled splashback. Tiled flooring.

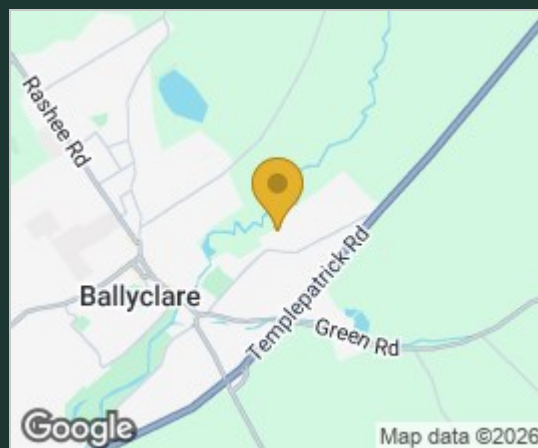
STORAGE 3'5 x 3'3 x 2 (1.04m x 0.99m x 0.61m)

OUTSIDE
Rear enclosed garden with feature paving. Outdoor tap. Outdoor lighting. Private driveway with tarmac finished 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 Smart Mortgages on 02893 438092.

Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations- contact us via email hello@nestestateagents.com or telephone 028 9343 8090.



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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Northern Ireland		Northern Ireland	

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.

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