



**SALE AGREED**

1 Grange Valley Crescent  
Ballyclare BT39 9AY

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Nest Estate Agents are thrilled to bring to market this deceptively spacious chalet bungalow in the ever popular Grange Valley development. This home would ideally suit those looking to downsize or a family alike. Situated just off Avondale Drive this property is within walking distance to Ballyclare's local leading schools and the amenities that the town centre has to offer.

Internally the property comprises 3 double bedrooms, 3 reception rooms, a sunroom a modern kitchen open plan to dining room, a utility room and two bathrooms.

Externally the property has an integral single garage, a private driveway plus front, side and rear gardens.

We anticipate there will be strong interest in this property and early inspection is strongly recommended.

**ENTRANCE HALL** 3'11 x 9'9 (1.19m x 2.97m)  
uPVC front door with feature glazed panel, side glazed panels. Black cast iron radiator. Laminate wood effect flooring. Access to storage.

**STORAGE** 3'2 x 3'11 (0.97m x 1.19m)

**LIVING ROOM** 13'2 x 18'2 (4.01m x 5.54m )  
Contemporary feature gas fire. Laminate wood effect flooring.

**FITTED KITCHEN** 15'11 x 13'2 (4.85m x 4.01m)  
Range of high and low fitted units with contrasting formica worktops. 1.5 bowl stainless steel sink unit with drainer and mixer taps. Integrated gas hob. Integrated stainless steel extractor fan. Integrated double electric oven and grill. Integrated dishwasher. Integrated fridge freezer. Tiled floor. Tiled splashback. Recessed spotlights.

**DINING ROOM** 11'2 x 9'1 (3.40m x 2.77m )  
Tiled floor. Double doors leading to rear garden.

**UTILITY ROOM** 11'6 x 11'10 (3.51m x 3.61m)  
Range of high and low level units. Contrasting formica worktops. Stainless steel sink unit with drainer and mixer taps. Space for washing machine, dryer and fridge. Laminate wood effect flooring.

**GARAGE** 15'7 x 9'10 (4.75m x 3.00m )  
Power and light. Electric roller shutter.

**FAMILY ROOM** 9'9 x 8'11 (2.97m x 2.72m)  
Laminate wood effect flooring. White cast iron radiator.

**SUNROOM** 9'5 x 11'6 (2.87m x 3.51m )  
Laminate wood effect flooring. Double patio doors leading to rear garden.

**SNUG** 5'10 x 9'11 (1.78m x 3.02m)  
Laminate wood effect flooring.

**REAR HALL** 2'11 x 12'6 (0.89m x 3.81m )  
Laminate wood effect flooring.

**BEDROOM 3** 13 x 9'11 (3.96m x 3.02m)  
Built in wardrobe. Recessed spotlights.

**BATHROOM** 6'1 x 6'1 (1.85m x 1.85m )  
White suite comprising jacuzzi bath with mixer taps and overhead shower. Semi pedestal wash hand basin. Low flush w/c. Tiled walls. Tiled floor. Recessed spotlights.

**STORAGE** 2'11 x 2'2 (0.89m x 0.66m )

**BEDROOM 1** 13'2 x 15'7 (4.01m x 4.75m )  
Built in storage. Recessed spotlights.

**BEDROOM 2** 9'11 x 15'7 (3.02m x 4.75m )  
Built in storage.

**BATHROOM** 5'3 x 5'6 (1.60m x 1.68m )  
White suite comprising enclosed shower unit, Vanity style sink unit with mixer taps. Low flush W/C. Tiled splashback area. Laminate wood effect flooring.

**OUTSIDE**  
Front, side and rear garden with laid in lawn bordered by mature shrubbery and feature bricked archway. Stoned and paved area. Decking area with feature spotlights. Outside tap. Outside lighting.

Private tarmac driveway to front of the property.

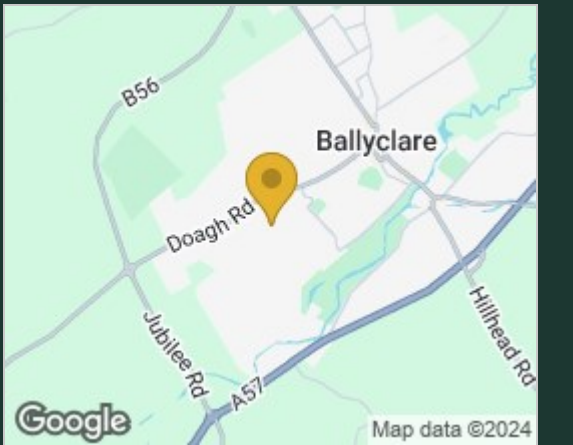
Other features include alarm system and CCTV.

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.

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.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		