



25 Grange Valley Grove

Ballyclare BT39 9HQ

Offers in the region of £145,000





Nest Estate Agents are delighted to bring to market this delightful semi detached bungalow situated in the ever popular Grange Valley development. The property is within walking distance to Ballyclare town center and everything it has to offer such as local shops, supermarket, restaurants, coffee shops, public library and parks. The property is situated within the catchment area for the area's leading Primary and Secondary Schools making this an ideal family home.

Internally the property boasts three bedrooms, spacious lounge, large porch area which can be used as additional living space, a large open plan kitchen dining area and a shower room.

Externally there is an extensive enclosed rear garden and a front garden, ample parking for approximately three cars and a detached single garage.

This home will suit a wide range of purchasers, from first time buyers, those looking to downsize and investors alike. Therefore we strongly advise early inspection.

**ENTRANCE**

uPVC front door, feature glass panel. outdoor light.

**PORCH** 36'1"6'6" x 32'9"3'3" (11'2" x 10'1" )

Laminate flooring.

**LOUNGE** 42'7"9'10" x 52'5"13'1" (13'3" x 16'4" )

Feature fireplace with brick insert with contrasting hearth and mantle. Cornice ceiling.

**KITCHEN/ DINING** 42'7"9'10" x 52'5" (13'3" x 16' )

Range of high and low level units. Formica worktops. Stainless steel sink unit with drainer and mixer taps. Partially tiled walls. Laminate flooring. Electric oven and hob. Washing machine. Space for dishwasher. Recessed spotlights. Double patio doors leading to rear garden.

**STORAGE** 6'6"32'9" x 6'6"9'10" (2'10" x 2'3" )

**BEDROOM 1** 42'7"16'4" x 29'6" (13'5" x 9' )

Built in wardrobe.

**BEDROOM 2** 29'6"32'9" x 29'6"16'4" (9'10" x 9'5" )

Built in storage

**STORAGE** 3'3"32'9" x 13'1"32'9" (1'10" x 4'10" )

**BEDROOM 3** 29'6"32'9" x 22'11"13'1" (9'10" x 7'4" )

Built in storage

**STORAGE** 3'3"32'9" x 13'1"36'1" (1'10" x 4'11" )

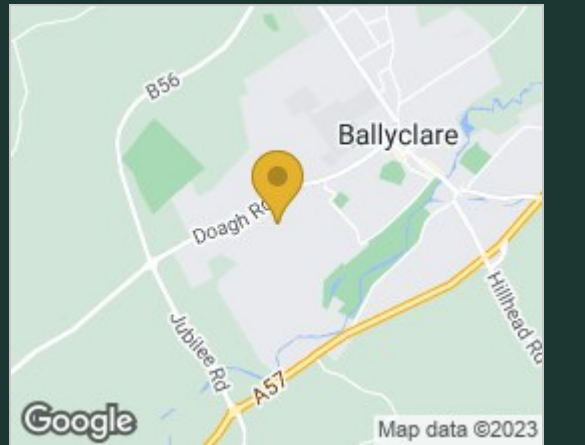
**OUTSIDE**

Mature gardens front and rear, extensive driveway to side with carparking, paved patio garden to rear, outside lighting, outside tap.

**GARAGE** 19'1" x 9'2" (5.79m'0.30m" x 2.74m'0.61m" )

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 <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) 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 <sub>2</sub> emissions		
	55	70			
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.