

# For Sale

Offers Over: £595,000

SimonBrien



184 Bridge Road  
Glarryford  
Ballymena  
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[simonbrien.com](http://simonbrien.com)





Enjoying a delightful semi-rural setting in Glarryford equidistant between Ballymena and Ballymoney this fantastic detached family home sits on a generous site of approximately two acres with uninterrupted views of rolling countryside.

The accommodation has been finished to a most exacting standard and briefly comprises gracious reception hall; living, family and dining rooms each with feature fireplaces and solid wooden flooring, sun room with porcelain tiled floor and walnut kitchen with integrated appliances, dining area and a separate matching walnut utility room. There is a ground and a first floor study with a multi-purpose playroom, gym or cinema room over the attached garage increasing the property's diverse appeal. Each of the four bedrooms are a good size, each with premium oak built-in wardrobes and the master benefitting from a walk-in wardrobe and en suite shower room while bedrooms three and four share a 'Jack and Jill' en suite shower room too.

Set in a peaceful countryside location yet convenient to many amenities this superbly finished home will create broad appeal and should be viewed at your earliest convenience.





## Special Features & Services

- Magnificent detached family home on generous mature site with an exquisite finish throughout
- Delightful semi-rural location combining a private setting with proximity to nearby towns, villages and road networks
- Causeway Coast & Glens -19 miles
- Causeway Hospital – 15 miles
- Antrim Area Hospital – 22 miles
- International Airport – 23 miles
- Belfast – 40 minutes
- Gracious reception hall with porcelain tiled floor and feature staircase to mezzanine landing above
- Living room with solid wooden flooring, feature fireplace with wood burning stove on tiled hearth
- Family room also with wood burning stove and double doors to dining room with impressive fireplace
- Sun room with porcelain tiled floor and access to the rear
- Modern walnut kitchen with dining area, integrated appliances and separate utility room
- Ground floor and first floor studies, first floor playroom/cinema room/home gym
- Principal bedroom with herring bone wooden flooring, premium oak built-in wardrobes and en suite shower room
- Bedroom two with an en suite and bedrooms three and four with a shared 'Jack and Jill' en suite shower room
- Oil fired central heating, uPVC double glazing
- Ample parking and turning areas and attached twin garaging
- Generous front, side and rear gardens in lawns extending to approximately two acres with delightful views
- Beam central vacuum system
- Electric Gates
- Driveway lighting by Victorian style lamps
- Husqvarna 450X robot lawn mower
- Alarmed
- Additional three acre paddock as an optional extra and price to be negotiated separately

## Accommodation

### Reception Hall

18'7" x 16'5" (5.66m x 5m): Impressive front door with side and over panel. Feature oak staircase to mezzanine landing.

### Living Room

15'3" x 15' (4.65m x 4.57m): Solid wooden flooring, feature fireplace with wood burning stove and tiled hearth.



**Dining Room**

15'3" x 15'3" (4.65m x 4.65m): Solid wooden flooring, feature fireplace and hearth, doors to family room and sun room.

**Family Room**

15'3" x 12'3" (4.65m x 3.73m): Wood burning stove on granite hearth, matching wooden flooring.

**Sun Room**

13'2" x 12'1" (4.01m x 3.68m): Porcelain tiled floor, access to rear.

**Kitchen**

19' x 12'3" (5.8m x 3.73m): Modern fitted walnut kitchen with excellent range of units, granite work surfaces, inset sink unit and mixer tap, integrated double oven, dishwasher, four ring hob and extractor fan, space for American style fridge freezer

**Office**

8'2" x 7'10" (2.5m x 2.4m):

**Utility**

8'2" x 7'9" (2.5m x 2.36m): Range of fitted walnut units, granite work surfaces, inset sink unit, plumbed for washing machine, space for tumble dryer

**WC**

8'2" x 4' (2.5m x 1.22m): Low flush WC, chrome heated towel rail.

**Integral Garage**

20'6" x 16'7" (6.25m x 5.05m):

**Office over Garage**

16'7" (5.06) x 10'7" (3.22) at widest:

**Playroom over Garage**

17'6" x 10'3" (5.33m x 3.12m):

**Mezzanine Landing**

22'3" x 16'4" (6.78m x 4.98m): Airing Cupboard.

**Bedroom One**

15'3" x 11'9" (4.65m x 3.58m):  
Premium oak built-in wardrobes

**Walk-in Robe**

7'11" x 7'2" (2.41m x 2.18m):

**En Suite**

7'2" x 6'11" (2.18m x 2.1m):  
Corner shower unit





### Bedroom Two

15'9" x 8'4" (4.8m x 2.54m):

Premium oak built-in wardrobes

### En Suite

8'4" x 4'1" (2.54m x 1.24m):

### Bedroom Three

15' x 12' (4.57m x 3.66m):

Premium oak built-in wardrobes

### Jack and Jill En Suite

11'5" x 3'10" (3.48m x 1.17m):

### Bedroom Four

15' x 11'5" (4.57m x 3.48m):

Premium oak built-in wardrobes

### Bathroom

11'6" x 8'4" (3.5m x 2.54m):

Corner shower unit

### Outside

Sweeping driveway with electric entrance gates leading to generous parking and turning areas to the front and side. Extensive level front, side and rear gardens in lawn with well-stocked loose stone beds, Victorian style lamps, ranch style fencing and mature plants, trees and shrubs. Additional paddock of approx. three acres to be negotiated separately if desired.











#### VALUER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	69 C
39-54	E		
21-38	F		
1-20	G		

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