

# For Sale

Asking Price: £850,000

SimonBrien



11 Ballyhartfield Road,  
Ballyclare, BT39 0RB

[simonbrien.com](http://simonbrien.com)

## Description

Ballyhartfield Road is a pleasant semi rural location a short drive from the popular village of Templepatrick and the sought after town of Ballyclare with its host of local amenities and excellent schooling. Nearby motorway networks provide excellent provincial connections North and South with Belfast City Centre circa 20 minutes and both airports easily accessible

The property which was constructed in 1970 provides deceptively spacious and well presented accommodation which extends to approximately 7000 sq ft

The ground floor provides a host of reception room accommodation including a magnificent drawing/dining room, living room, music room, family room and spacious kitchen/living/dining together with utility room and two cloakrooms

Externally the property is positioned on an excellent site accessed via electric gates extending to 1 acre with generous lawns, rear patio and superb parking

**Viewing is by private appointment through our Belfast Office on 02890 668888.**

## Special Features & Services

- Attractive Detached Family Home
- Deceptively Spacious and Well Presented Accommodation extending to approximately 7000 sq ft
- Gracious Reception/Drawing/Dining Room
- Three Further Reception Rooms
- Front Porch/Conservatory
- Kitchen with Aga open to Casual Living/Dining Areas
- Five Double Bedrooms
- Principal Bedroom with Dressing Room
- Four Ensuites and Large Family Bathroom
- Utility Room
- Two Downstairs Cloakrooms
- Oil Fired Central Heating
- Double Glazing
- Detached Double Garage/Workshop
- Generous Parking accessed via electric gates
- Spacious Site extending to 1 acre with well manicured lawns
- Popular and Convenient Semi Rural Location close to Templepatrick and Ballyclare
- Motorway Networks accessible in 2 minutes
- Belfast City Centre 20 mins
- Viewing by Private Appointment

## Accommodation

### GROUND FLOOR

#### ENTRANCE PORCH/CONSERVATORY:

16' 7" x 6' 6" (5.05m x 1.98m)

tilled floor, double doors to –



**DRAWING ROOM/DINING:**

36' 2" x 20' 0" (11.02m x 6.1m)

Attractive Feature Fireplace with cast iron Rayburn open fire, oak flooring



**LIVING ROOM:**

30' 0" x 18' 6" (9.14m x 5.64m)

Wood Burning stove, wooden floor, large dual aspect windows



**MUSIC ROOM:**

19' 9" x 19' 9" (6.02m x 6.02m)

Attractive Fireplace, tiled hearth, open fire, large dual aspect windows

**FAMILY ROOM:**

29' 9" x 19' 9" (9.07m x 6.02m)

Cast Iron Fireplace, wood burning stove, large dual aspect windows

**KITCHEN/LIVING/DINING:**

34' 6" x 19' 8" (10.52m x 5.99m)

Large custom dresser unit and range of high and low level units, four oven Aga Range, inset sink, 4 ring hob, electric oven, integrated dishwasher, part granite worktops



**REAR HALLWAY:**

13' 9" x 9' 2" (4.19m x 2.79m)

**CLOAKROOM:**

13' 9" x 9' 2" (4.19m x 2.79m)

Low flush WC, pedestal wash hand basin

**UTILITY ROOM:**

19' 8" x 10' 9" (5.99m x 3.28m)

Oil Fired Boiler, plumbed washing machine

**CLOAKROOM:**

Low flush WC, wash hand basin

**FIRST FLOOR**



**MASTER BEDROOM:**

20' 2" x 14' 0" (6.15m x 4.27m)

Dual aspect windows

**DRESSING ROOM:**

17' 6" x 11' 1" (5.33m x 3.38m)

Built in mirrored sliderobe

**ENSUITE:**

Fully tiled, low flush WC, large vanity unit with mirrored cabinets above, electric shower enclosure



**BEDROOM:**  
19' 5" x 19' 2" (5.92m x 5.84m)  
Dual aspect windows

**ENSUITE:**  
Fully tiled, low flush WC, electric shower, wash hand basin and vanity unit

**BEDROOM:**  
17' 3" x 11' 2" (5.26m x 3.4m)  
Built in wardrobe

**ENSUITE:**  
Partially tiled white suite, panelled bath with overhead electric shower, low flush WC, wash hand basin and large vanity unit

**BEDROOM:**  
19' 9" x 19' 3" (6.02m x 5.87m)  
Dual aspect windows

**ENSUITE:**  
Fully tiled, low flush WC, electric shower, wash hand basin and vanity unit

**BEDROOM:**  
19' 9" x 13' 6" (6.02m x 4.11m)  
Dual aspect windows, built in wardrobe



POTENTIAL ENSUITE/CURRENTLY STORAGE:

BATHROOM:

Fully tiled, raised panelled bath, mixer taps, telephone hand shower, low flush WC, pedestal wash hand basin ,bidet

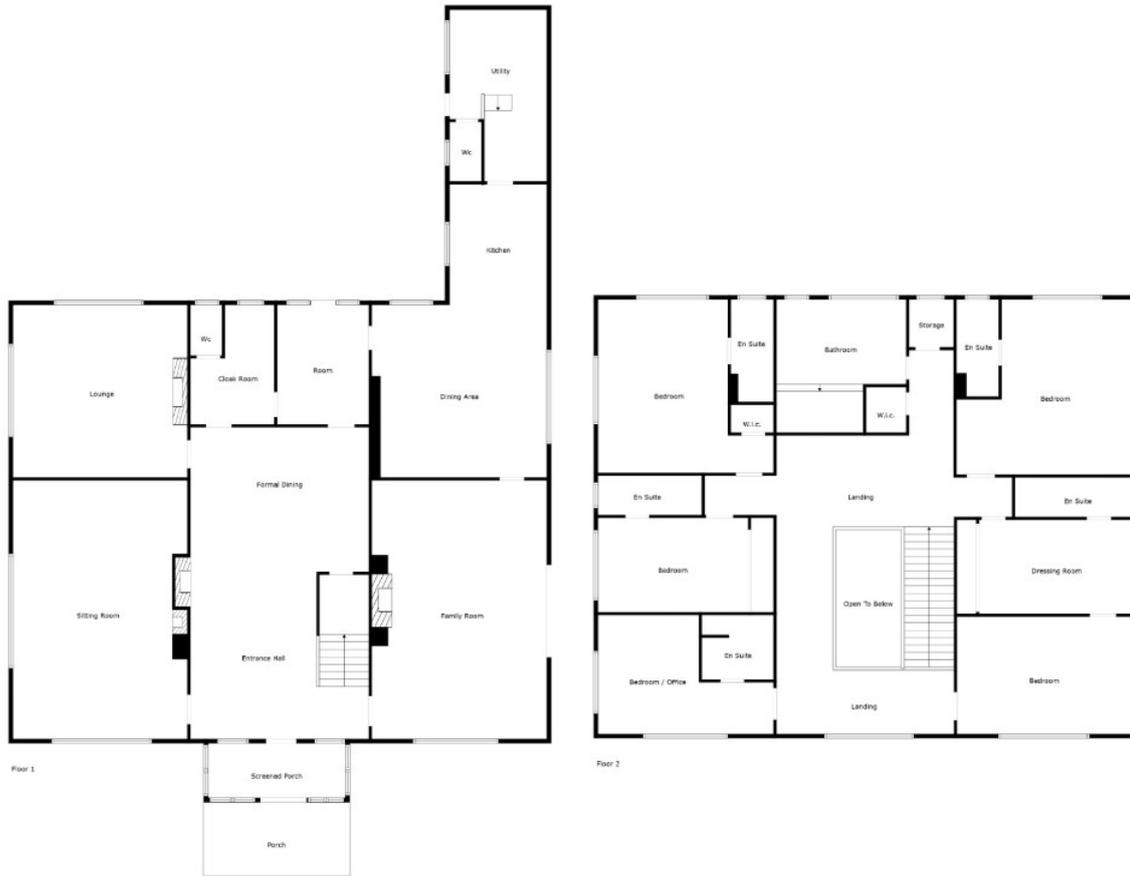
OUTSIDE

Generous site extending to 1 acre, electric gates, lawns, patio and excellent parking. The garden has a number of mature fruit trees as well as the greenhouse and summerhouse.

DOUBLE GARAGE/WORKSHOP: 36' 1" x 19' 6"  
(11m x 5.94m)

Accessed via electric doors





**VALUER**

**Mark Leinster**  
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**MORTGAGE ADVICE**

For free independent advice on mortgages talk to  
**Crawford Mulholland**  
**503 Lisburn Road, Belfast,**  
**Co. Antrim, BT9 7EZ**  
 T: 028 9066 5544  
 E: office@crawfordmulholland.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	53 E	
21-38	F		
1-20	G		



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