

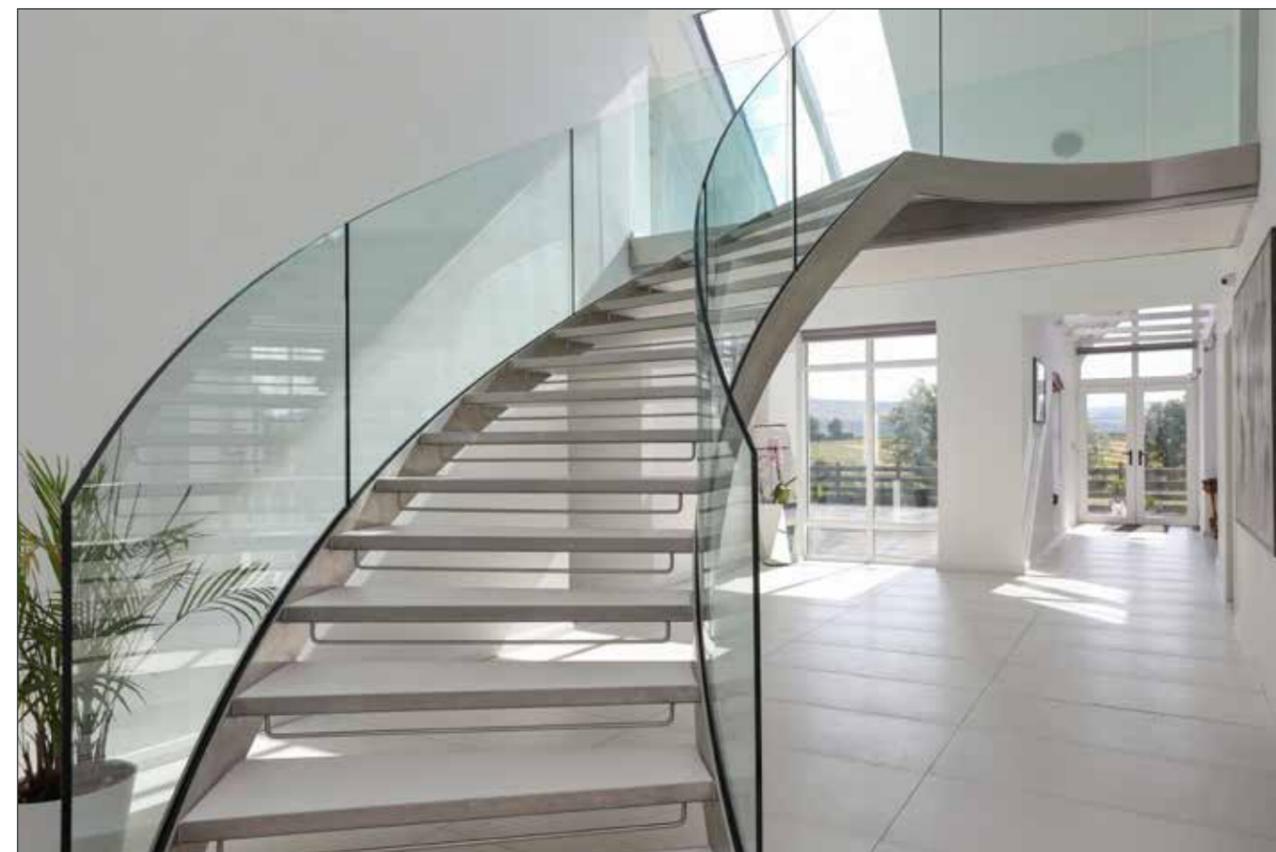
simon**BRIEN**  
RESIDENTIAL

66 Drones Road,  
Armoy, Ballymoney, BT53 8YP



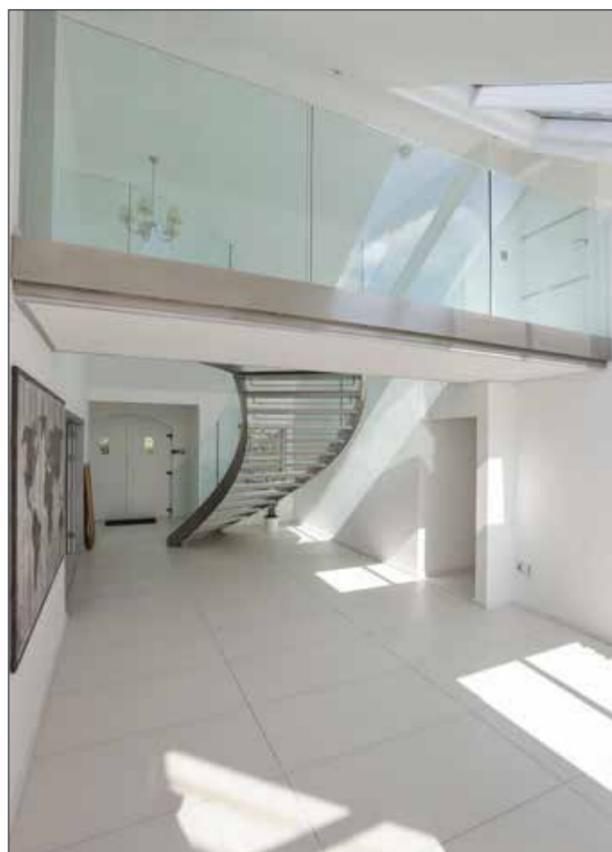
Asking Price £475,000

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



## KEY FEATURES

- Luxury Detached Family Home
- High Level Of Finish / Specification Throughout
- Stunning Contemporary Interior
- Five Double Bedrooms
- Three Generous Reception Rooms
- Magnificent 'Poliform' Kitchen With A Range Of Quality Appliances
- Three Ensuites & Luxury Family Bathroom
- Separate Fully Fitted Utility Room
- Underfloor Oil Fired Central Heating / Double Glazing
- Superb Entrance Hall With Feature Staircase
- Detached Double Garage & Generous Parking Accessed Via Electric Gates
- Attractive Rural Aspect Over Surrounding Countryside
- Low Maintenance Gardens With Lawned Side Garden, With Pebbled Areas For Trees & Hedging
- Popular, Yet Convenient Semi-Rural Location Close To All Of The Attractions Of The North Coast & Within 1 Hour Commuting Distance Of Belfast
- Viewing Is By Private Appointment Through Our South Belfast Office



## SUMMARY

This magnificent detached family home which is finished to the highest of standards throughout, is exceptionally well located, close to all of the attractions of the north coast, and short drive from the 'Dark Hedges' (made famous from the Games of Thrones series).

The location is ideal to take advantage of all local amenities and attractions including a host of quality golf courses, leisure facilities, and Belfast City Centre approximately 1 hour away, and the International Airport approximately 45 minutes.

The property itself has exceptional accommodation throughout, comprising of five bedrooms, three reception rooms, together with magnificent 'Poliform' kitchen, three ensuites, and luxury family bathroom.

Externally, the property is positioned on a generous site, with detached double garage, excellent parking, and pleasant countryside views.

Likely to be of interest to the growing family wanting to upsize, and location in this peaceful semi-rural location. Viewing is by private appointment through our South Belfast office on 028 9066 8888.

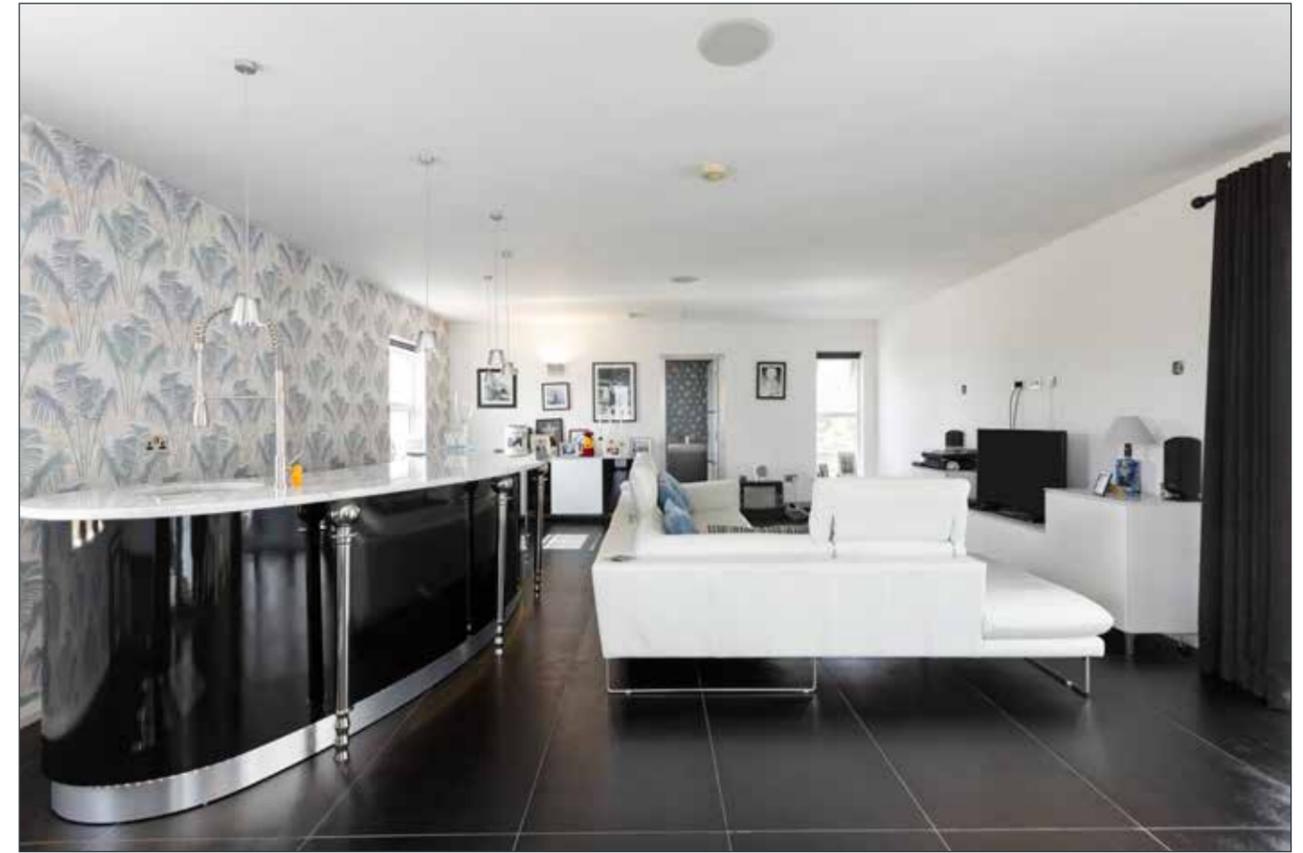
## ACCOMMODATION

### GROUND FLOOR

Hardwood double doors to:

### RECEPTION HALL:

Porcelain tiled floor. Intercom system. Magnificent custom made sweeping staircase with glazed balustrade to first floor.



**DRAWING ROOM:**  
**21' 10" x 18' 8" (6.65m x 5.69m)**

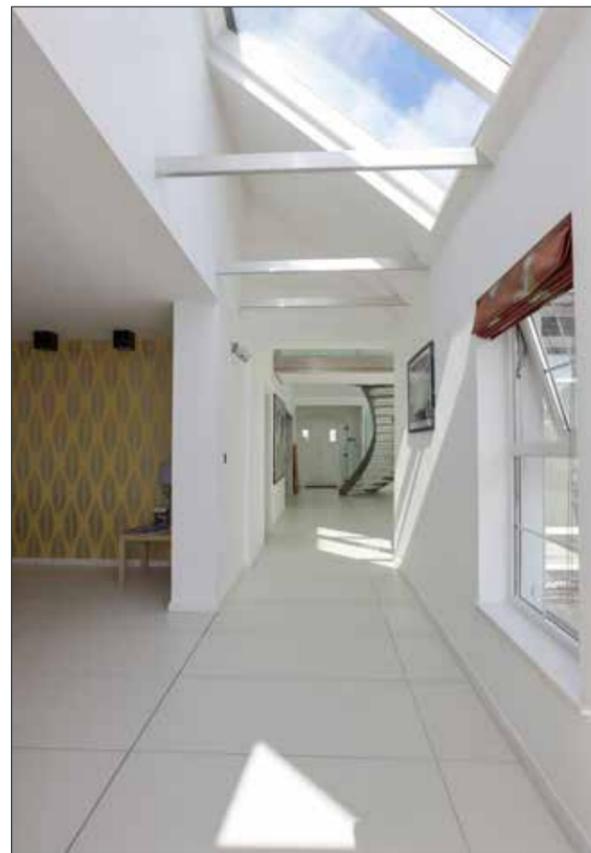
Matching tiled floor. Bi-folding doors to rear patio, and tri-folding doors to side courtyard area. Recessed lighting. Ceiling speakers.

**GAMES ROOM:**  
**24' 10" x 17' 3" (7.57m x 5.26m)**

Bar area with marble bar and twin sink units. Feature floor tiling in black ceramic tiles. Bi-folding doors to side patio, and tri-folding doors to side courtyard area.

**CLOAKROOM:**

Feature floating wash hand basin with mixer taps. WC with concealed cistern. Black ceramic tiled floor.





**DINING ROOM:**  
**21' 10" x 18' 8" (6.65m x 5.69m)**

Feature floor tiles. Recessed lighting. Doors to rear patio, and tri-folding doors to side courtyard area. Minstrel gallery from above sitting area.

**POLIFORM KITCHEN / CASUAL DINING AREA:**  
**19' 10" x 16' 10" (6.05m x 5.13m)**

Extensive range of 'Poliform' high and low level cupboards. Double width stainless steel sink unit with mixer taps. Siemens five ring induction hob with extractor fan over. Siemens single oven and combination oven. Miele wine cooler. Built-in Miele full length fridge and full length freezer. Siemens coffee machine. Breakfast bar.

**UTILITY ROOM:**

Extensive range of matching 'Poliform' high and low level cupboards. Stainless steel sink unit with mixer taps. Twin Miele washing machines and twin tumble dryers concealed by opaque glass sliding door. Sensor lighting. Large pressurised hot water tank. Control room.





**BATHROOM:**  
**27' 8" x 9' 3" (8.43m x 2.82m)**

Fully black tiled walls and floor. Recessed lighting. Walk-in double shower. His & Hers sinks with matching taps. Low flush WC. Tiled panelled bath. All with gold plated fittings and black sanitary ware. Extractor fan. LED wall lighting.

**BEDROOM (4):**  
**14' 3" x 12' 10" (4.34m x 3.91m)**

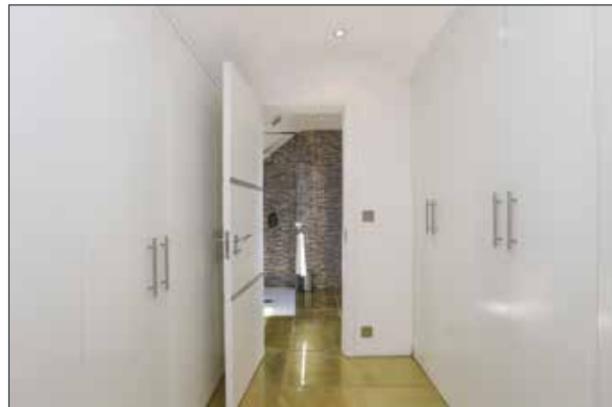
Feature white ceramic floor tiling. Recessed lighting. Speakers.

**BEDROOM (5):**  
**13' 6" x 12' 6" (4.11m x 3.81m)**

Feature white ceramic floor tiling. Recessed lighting. Speakers.

Magnificent curved, bespoke staircase to first floor.





**FIRST FLOOR**

**BEDROOM (3):**

**17' 5" x 13' 6" (5.31m x 4.11m)**

Feature white floor tiling. Recessed lighting. Built-in speakers. Walk-in dressing area with fitted wardrobes.

**ENSUITE SHOWER ROOM:**

White suite comprising of low flush WC. Concealed cistern. Floating wash hand basin. Walk-in shower cubicle. Gold ceramic tiles. Recessed lighting. Extractor fan. Speakers. Double glazed Velux window.

**BEDROOM (2):**

**14' 6" x 12' 6" (4.42m x 3.81m)**

White ceramic tiled floor. Recessed lighting. Speakers. Double glazed Velux window.

**READING / SITTING AREA:**

**14' 11" x 11' 1" (4.55m x 3.38m)**

Minstrel gallery overlooking dining area. Glass panels. Recessed lighting. Speakers.

**SHOWER ROOM:**

White suite comprising of low flush WC. Concealed cistern. Floating wash hand basin with mixer taps. Fully tiled shower cubicle. Feature wall with glass tiles. Double glazed Velux window.

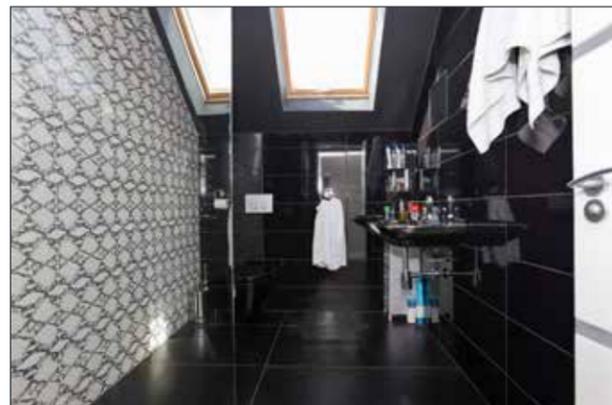


**MASTER BEDROOM:**  
**28' 7" x 13' 3" (8.71m x 4.04m)**

Extensive range of built-in wardrobes. White ceramic tiled floor. Recessed lighting. Speakers. Vaulted ceiling with feature glazing and superb rural views. Door to balcony with decking. Glazed panels and space for hot tub.

**ENSUITE SHOWER ROOM:**

Low flush WC. Concealed cistern. Chrome wash hand basin with mixer taps. Walk-in wet shower with 'Drencher' fitting. Fully tiled walls. Recessed lighting. Speakers.





**OUTSIDE**

Extensive gravel and stoned driveway with parking and turning space for several cars, boat, caravan, and horse box. Low maintenance gardens in lawns with trees, and shrubs overlooking rural countryside.

**DETACHED GARAGE:**

Twin electric remote control roller doors.



# Location



From Ballymena past Logans Fashions at Cloughmills turn into Drones Road sign posted Ballycastle, Number 66 is approximately 8 miles on the right hand side.

## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)

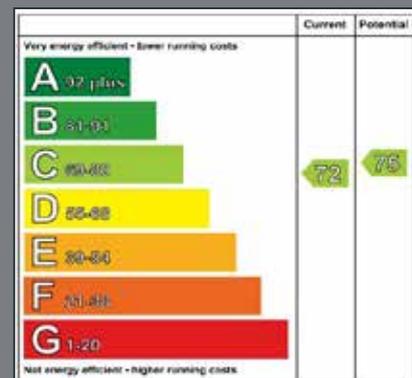


## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/G/19/SO



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