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"Ardbrae" is a most impressive detached country residence occupying a truly fabulous setting with breathtaking 360 degree panoramic views over the beautiful surrounding countryside towards Slemish to the north, Lough Neagh and the Sperrins to the east and even glimpses of the Mournes to the south, every window is like a picture.

Constructed in 2012 by the present owners, this stylish and contemporary property boasts a superb specification and an adaptable layout that will make it very suitable to a variety of requirements.

The location is perfect for those seeking a convenient country retreat that offers peace and tranquillity yet easy commuting to Belfast, Lisburn and Belfast International Airport.

We believe this fine home will not disappoint even the most discerning of buyers, we strongly recommend early viewing.

## PRICE: OFFERS IN THE REGION OF £399,950

VIEWING BY APPOINTMENT THROUGH AGENTS ENERGY EFFICIENCY RATING C77

**REF:MK070621HG** 



- A Most Impressive And Exceptionally Well Appointed Detached Property
- Prime Rural Setting With Panoramic Views / Approximately 0.5 Acre
- Spacious Reception Hall With Feature Staircase And Gallery Landing
- Spacious Open Plan Family Room/Dining Area And Luxury Kitchen
- Utility Room / Cloakroom With Low Flush Suite
- Four Good Sized Bedrooms (One With Walk In Robe)
- Luxury Bathroom With Contemporary Kohler Suite
- Luxury Shower Room To First Floor
- Large Detached Double Garage And Large 3 Link Barn
- Tarmac Driveway And Parking Areas / Remote Control Entrance Gates
- Oil Fired Zoned And Underfloor Central Heating System Plus Solar Panel For Hot Water / Alarm System / Excellent C77 Energy Rating
- PVC Double Glazed Windows And External Doors / Composite Entrance Door

**ACCOMMODATION:** Measurements are approximate



Feature staircase leading to gallery landing with stainless steel and glass balustrades. Oak opentread stairs. Recessed spotlights. PVC composite entrance door with triple glazed side panels. Feature glazed walls to front and rear with panoramic views. Pavimento ceramic tiled floor.







8.40m (27'7") x 4.65m (15'3")

Open plan to kitchen. Feature cathedral type ceiling with recessed spotlights and large roof windows. Morso wood burning stove on pedestal with ducted external air supply and exposed flue. PVC double glazed sliding patio doors leading to rear garden. Panoramic views. Recessed spotlights. Pavimento ceramic tiled floor. Open plan to luxury high gloss fitted kitchen.



Excellent range of high and low level units with maraschino cherry high gloss finish doors and stainless steel T bar handles. Corian work surfaces and matching island unit with recessed bowl and a half Frankie stainless steel sink unit and swan neck mixer tap. Stoves range style cooker with ceramic five ring hob and two separate ovens and grill. Stoves extractor hood in stainless steel canopy with down lighting and glass splash back. Plumbed for American style fridge freezer. Plumbed for dishwasher. Neff integrated microwave. Pavimento ceramic tiled floor. Recessed spotlights. Feature cathedral type ceiling with port hole window in gable.





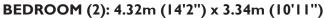






**UTILITY ROOM:** Range of high and low level units tall cabinets and work surfaces to match kitchen units. Single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. Pavimento ceramic tiled floor. PVC double glazed back door. Recessed spotlights.

**ADJOINING CLOAKROOM:** Kohler white suite comprising WC with concealed cistern. Wall mounted wash hand basin with mono style mixer tap. Pavimento ceramic tiled floor. Recessed spotlights.



Pavimento ceramic tiled floor. Recessed spotlights. Panoramic views towards Slemish mountain.

### BEDROOM (4): 4.30m (14'1") x 3.23m (10'7")

Pavimento ceramic tiled floor. Recessed spotlights. PVC double glazed sliding patio door to rear (option to use this room as a family room).

#### BATHROOM WITH CONTEMPORARY KOHLER WHITE SUITE:

Panelled bath with curved panel. Centre mount mixer tap and shower attachment. Mosaic tiled splash back. Large quadrant shower cubicle with drencher head and shower attachment. Wall mounted wash hand basin with mono style mixer tap. Tiled splash back with mosaic tiled boarder feature and wall mirror with back lighting. Close couple low flush wc. Pavimento ceramic tiled floor. Recessed spotlights.

#### **SEPARATE LARGE HOTPRESS:**

Built in shelving and light.

**FIRST FLOOR GALLERY LANDING:** Stainless steel and glass balustrades over looking reception hall. Recessed spotlights. Pavimento ceramic tiled floor.

#### BEDROOM (I): 4.07m (I3'4") x 4.37m (I4'4")

Two large windows with panoramic views over surrounding countryside towards Slemish mountain and Lough Neagh. Pavimento ceramic tiled floor. Large walk in robe with fitted hanging units and shelves and drawer unit. Recessed spotlights. Access hatch to roofspace.

#### BEDROOM (3): 4.36m (14'4") x 2.37m (7'9")

Two large windows with panoramic views over surrounding countryside towards Lough Neagh and Sperrin mountains. Ceramic tiled floor and recessed spotlights.

**LUXURY TILED SHOWER ROOM:** Large quadrant shower cubicle with drencher head and shower attachment. Floating vanity unit with wash hand basin and mono style mixer tap. Wall mirror. Corner mounted WC with concealed cistern. Feature ceramic floor and wall tiling. Recessed spotlights. Large window with panoramic views over surrounding countryside and Lough Neagh towards Sperrin Mountains.











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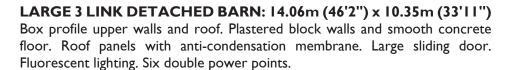




**OUTSIDE:** Extensive rural setting extending to approximately 0.5 acres. Spacious gardens laid in lawns to front and rear. Tarmac driveway with remote control entrance gates leading to spacious parking and turning areas. Outside tap and lighting. PVC oil storage tank.

## LARGE DETACHED DOUBLE GARAGE: 7.37m (24'2") x 6.39m (21'0")

Extra wide remote control roller shutter door. Plaster finish internal walls. Light and power points. Potential for loft storage with attic type trusses. Gable window in loft. Warmflow condensing type oil fired boiler (newly installed December 2019). PVC double glazed windows and PVC pedestrian door.



**TENURE:** We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2020 to March 2021 £2164.96

**DIRECTIONS:** From Lisburn Road turn into Tullynewbank Road, number 83 is approximately 2.3 miles on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

