



An exceptional detached family home on an elevated site overlooking the Bann Valley to the west. This fine home was completed approximately 10 years ago in 2009 and extends to approximately 5000 sq ft. Approximately 10 minutes by car to the A26 dual carriageway and hence good access both to the north and south and to Belfast.

The accommodation comprises four reception rooms, an outstanding modern kitchen and dining area with adjoining utility and ground floor WC. Six good sized bedrooms, (three of which have deluxe ensuite facilities) and a superb family bathroom are complemented by a large upstairs bedroom, games room and shower room.

In addition the property benefits from a three zone central heating system incorporating underfloor heating on the ground floor, double glazed windows, deluxe quadruple garage and upstairs gymnasium/office space. Excellent surrounding gardens and decked sun terraces. It is only on inspection that prospective purchasers will fully appreciate the charm, ambiance and character of this fine home.

**Offers Over
£549,950**

70B Mullan Road,
Dunloy,
Ballymoney,
BT53 7DZ

Viewing by
appointment
through agent
028 9066 3030



- Exceptional Detached Family Home of approximately 5000 sq ft Built Circa 2009
- Elevated Site with Superb Views over Bann Valley to the West
- 4 Main Reception Rooms, Study & Games Room
- 5 Impressive Bedrooms (potential of 6), Three with Deluxe Ensuite Shower Rooms
- Magnificent Family Bathroom on Ground Floor, Shower Room on First Floor
- Outstanding Modern Kitchen & Dining Area, Adjoining Utility Room & Separate WC
- uPVC Double Glazed Windows
- Oil Fired Central Heating
- Excellent Views
- Detached Quadruple Garage with Room for 4-5 Cars & Gymnasium/Potential Office Above
- Three Zone Heating System with Underfloor on Ground Floor
- Garden Area in Lawns & Two Decked Sun Terraces, Driveway with Electric Gates
- Convenient Access Approximately 10 Minutes to A26 Dual Carriageway

The Property Comprises:

Ground Floor

Double solid wood front door to . . .

ENTRANCE HALL: Feature solid wood strip flooring.



DRAWING ROOM: 15' 9" x 14' 1" (4.8m x 4.29m) Superb marble fireplace surround and mantle, polished granite hearth, cast iron inset with gas coal effect fire.



FAMILY ROOM: 23' 11" x 21' 1" (7.29m x 6.43m) Wall mounted flat screen electric fire.



LIVING ROOM/SUN ROOM: 16' 9" x 10' 10" (5.11m x 3.3m) Feature multi fuel burner, slate hearth, solid wood strip floor, double doors to kitchen.



STUDY: 10' 6" x 7' 10" (3.2m x 2.39m)



EXCEPTIONAL MODERN KITCHEN & DINING AREA: 29' 6" x 21' 0" (8.99m x 6.4m) (at widest points). Excellent range of modern high and low level units, extensive granite work surfaces, integrated dishwasher, plumbed for American fridge freezer, gas and electric range with six gas rings and two ovens, extractor fan over, under unit lighting, large island unit with integrated microwave, granite work surface and breakfast bar area, range of low voltage spotlights, double doors to rear decking, access to rear hallway, ceramic tiled floor to dining area.



UTILITY ROOM: 10' 6" x 8' 10" (3.2m x 2.69m) Range of built-in units, plumbed for washing machine, ceramic tiled floor.



SEPARATE WC: Low flush wc, pedestal wash hand basin, ceramic tiled floor.

BOILER ROOM: Modern oil fired boiler, (Grant condensing boiler).

MASTER BEDROOM: 14' 9" x 14' 5" (4.5m x 4.39m)



IMPRESSIVE WALK-IN WARDROBE: 7' 3" x 5' 11" (2.21m x 1.8m)

ENSUITE SHOWER ROOM: 7' 3" x 5' 11" (2.21m x 1.8m) Double vanity unit with twin sinks, vanity mirror, low flush wc, double shower tray with thermostatically controlled shower unit, porcelain tiled floor, low voltage spotlights.



BEDROOM (2)/GARDEN ROOM: 13' 9" x 11' 2" (4.19m x 3.4m) Double doors to south facing decked private patio area.



BEDROOM (3): 16' 7" x 12' 0" (5.05m x 3.66m)

ENSUITE SHOWER ROOM: Shower cubicle with thermostatically controlled shower unit, wash hand basin in vanity unit, low flush wc, low voltage spotlights, walk-in robe.



BEDROOM (4): 14' 1" x 12' 0" (4.29m x 3.66m) Low voltage spotlights, walk-in robe.

ENSUITE SHOWER ROOM: Shower cubicle with thermostatically controlled shower unit, wash hand basin in vanity unit, low flush wc, low voltage spotlights, walk-in robe.



DELUXE FAMILY BATHROOM: 13' 8" x 8' 8" (4.17m x 2.64m) Superb jacuzzi bath with mixer tap, marble tiled floor, part tiled walls, wash hand basin in vanity unit, vanity mirror with touch screen lighting.

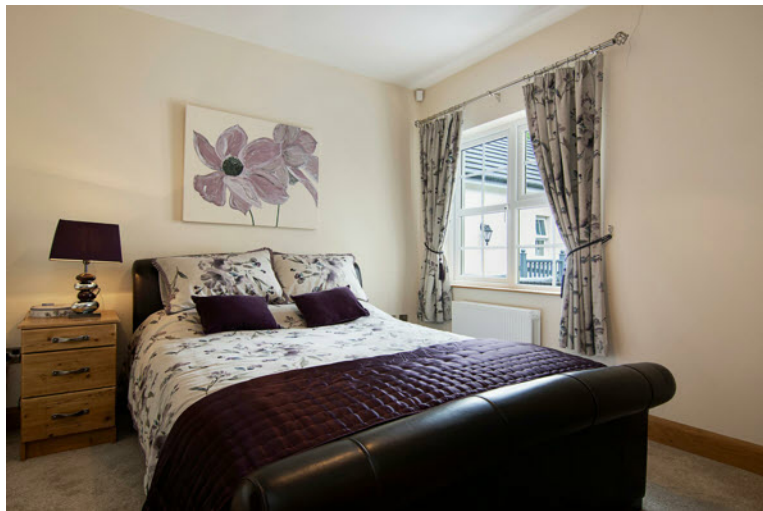


First Floor

SPACIOUS LANDING AREA: 25' 7" x 17' 1" (7.8m x 5.21m)

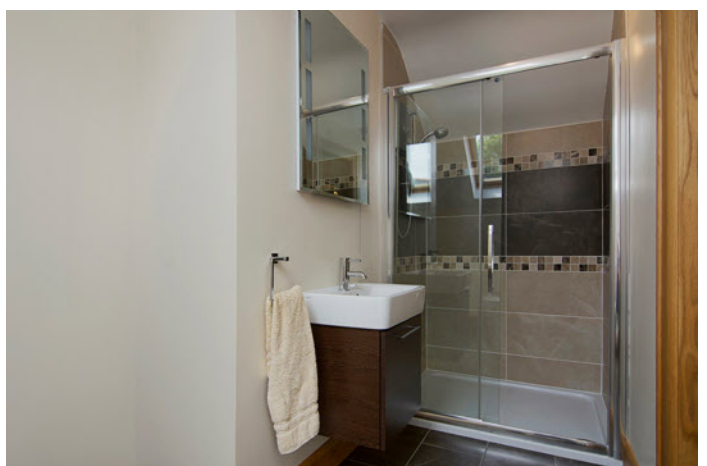


BEDROOM (5): 12' 10" x 12' 6" (3.91m x 3.81m)



BEDROOM (6): 16' 9" x 13' 5" (5.11m x 4.09m) Two Velux windows.

SHOWER ROOM: 13' 5" x 5' 11" (4.09m x 1.8m) Shower cubicle with electric shower unit, low flush wc, wash hand basin.



MUSIC/GAMES ROOM: 13' 1" x 6' 7" (3.99m x 2.01m)



Outside

QUADRUPLE GARAGE UNIT: Electric roller shutter doors, uPVC framed double glazed windows (double skin construction), stairs to upper level, gymnasium/office space.

Double gates from driveway at side of property to outside secure parking area in front of garage. Gardens to front, side and rear of property with two detached patio sun terraces, excellent area of lawn. Magnificent views from front of property, this elevated site looks out over the Bann Valley to the west.







Location:

From Dunloy go straight on at the crossroads onto Tullaghans Road, drive for approx 2 miles, turn left onto Mullan Road, at the crossroad turn left and the property is on the left hand side.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700
www.templetonrobinson.com

Energy Rating

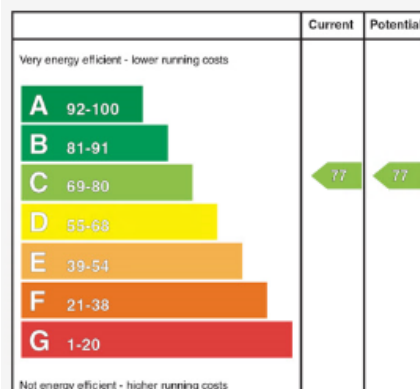
Epc Type: Domestic

Current: C77

Potential: C77

EPC Landmark Code: 9409-3356-4739-1900-4923

[Epc Certificate](#)



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