



Situated within a tranquil rural location, this stunning detached residence offers an opportunity to purchase a family home which is a comfortable commute to many towns and cities. With flexible accommodation the property will suit a host of buyers and their specific needs. A wide range of amenities are within close proximity including International Airport, Belfast and Antrim City Centers.

The property is approached through large entrance pillars on to a sweeping gravel driveway. Internally the property consists of large reception hall, living room, sitting room, sun room and an open plan kitchen with dining area. Also on the ground floor is a downstairs wc, utility room and several storage rooms. On the first floor are four well proportioned bedrooms, the master suite with dressing area and ensuite facilities and a family bathroom. Externally the property has a large double, patio and extensive private gardens with countryside views.

With so much on offer, we believe interest will be high and advise that interest be made known to us as soon as possible.

Offers Around
£375,000

8 Ballymather Road,
Nuts Corner,
CRUMLIN,
BT29 4UL

Viewing by
appointment
through agent
028 9066 3030



- Detached County Residence in Rural Location, Approached by Sweeping Driveway
- Four Generous Reception Rooms
- Modern Kitchen with Open Plan Dining Area
- Utility Room with Range of Units
- Separate Ground Floor WC
- Four Well Proportioned First Floor Bedrooms
- Master Bedroom with Dressing Area & Ensuite
- Modern Family Bathroom
- Large Double Garage
- Mature Gardens Laid in Lawns & Patios
- Site in the region of 0.6 Acres

The Property Comprises:

Ground Floor

Twin uPVC wood effect doors with glazed window panels to . . .

ENTRANCE PORCH: Ceramic tiled floor. Wooden door with side panels incorporating large glass panes to . . .

ENTRANCE HALL: Matching ceramic tiled floor, access to understairs storage, cornice ceiling.



SEPARATE WC: White suite comprising low flush wc and pedestal wash hand basin.

LIVING ROOM: 14' 3" x 12' 0" (4.34m x 3.66m) Solid wood surround fireplace with cast iron inset and slate hearth, wood effect laminate floor.



KITCHEN OPEN PLAN TO DINING AREA: 24' 4" x 12' 3" (7.42m x 3.73m) Solid wood kitchen with an extensive range of high and low level units, granite work surfaces, island unit with additional storage and breakfast bench, six ring gas Cannon range cooker, integrated extractor fan, single sink unit, integrated dishwasher, part tiled walls, ceramic tiled floor, open plan to dining area, matching ceramic tiled floor.



UTILITY ROOM: 9' 5" x 8' 0" (2.87m x 2.44m)
Range of high and low level units, stainless steel sink unit with drainer, plumbed for washing machine, part tiled walls, matching ceramic tiled floor.

LOUNGE: 24' 4" x 14' 0" (7.42m x 4.27m) Fireplace with wooden surround, marble inset and hearth, solid timber strip flooring, cornice ceiling.



CONSERVATORY: 13' 8" x 12' 0" (4.17m x 3.66m) Wood effect laminate floor, double uPVC French doors to patio area.



OFFICE: 5' 0" x 4' 9" (1.52m x 1.45m)

Telephone 028 9066 3030
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First Floor

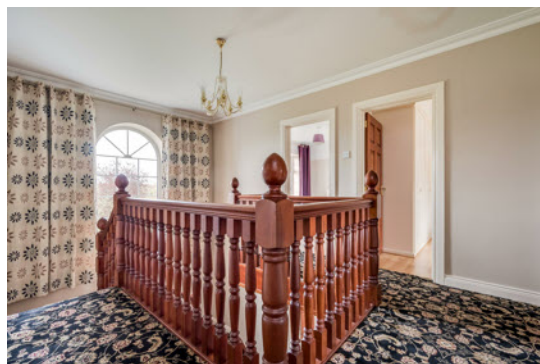
LANDING:

MASTER BEDROOM: 19' 9" x 14' 3" (6.02m x 4.34m)

Wood effect laminate floor, mirror fronted Silderobe and built-in robes.

DRESSING AREA:

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, shower cubicle, fully tiled walls, ceramic tiled floor, extractor fan.



BEDROOM (2): 12' 1" x 12' 0" (3.68m x 3.66m) Range of built-in robes and drawers, laminate wood effect floor.

BEDROOM (3): 12' 1" x 10' 5" (3.68m x 3.18m) Laminate wood effect floor.



BEDROOM (4): 12' 0" x 9' 7" (3.66m x 2.92m) Laminate wood effect floor.

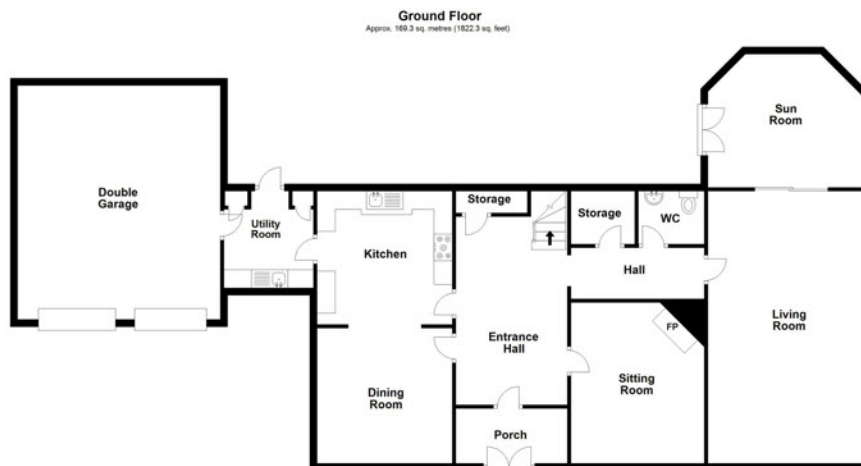
BATHROOM: White suite comprising free standing bath, shower cubicle, pedestal wash hand basin, low flush wc, part tiled walls, ceramic tiled floor, extractor fan.



Outside

ATTACHED DOUBLE GARAGE





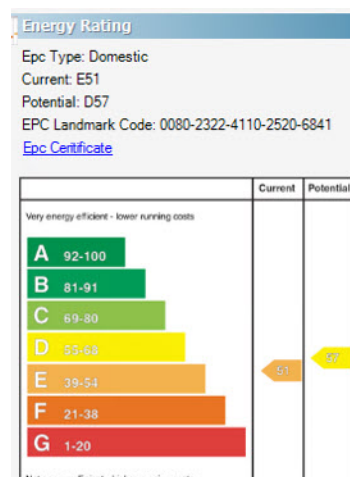
Total area: approx. 264.5 sq. metres (2847.5 sq. feet)
This plan is for illustrative purposes only
Plan produced using PlanIt3D



Location:

Travelling along the Seven Mile Straight from Belfast towards Antrim, turn left onto Long Rig Road and then take the first left on to Ballymather Road. The property is on the left hand side.

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



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