

32A Speerstown Road, Ballymena, BT42 3DD



**PRICE Offers Over
£325,000**



Positioned on an extensive private mature site of approximately 0.8 Acre set mainly in lawn with hard landscaped terrace / patio area perfect for family barbeques or evening entertaining. This contemporary impressive detached family home enjoys a spacious well planned living layout comprising 3 double bedrooms, 2+ receptions incorporating a superb open plan luxury kitchen with living / dining layout and a stunning sun lounge. Boasting a turn key style finish with a high internal specification this property has been built to facilitate a 2nd floor conversion for further accommodation if required. The property is accessed via a sweeping private stoned driveway with parking facilities for a variety of vehicles with a integral double garage accessed directly from the property. An early viewing is recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

- **Impressive Contemporary Detached Family Home**
 - **3 Bedrooms**
 - **2+ Receptions**
- **Luxury Open Plan Kitchen / Living / Dining Layout**
- **Extensive Private Gardens Extending To Circa 0.8 Acre**
 - **Luxury Four Piece Family Bathroom**
 - **Master Bedroom With Modern Luxury Ensuite**
- **Superb Sun Lounge / Floored Roof Space Suitable For 2nd Floor Conversion**
- **Elevated Site with Far Reaching Views Over Countryside**
- **PVC Double Glazed Windows / Oil Fired Central Heating**



ACCOMMODATION

Composite front door with twin PVC double glazed side screens and matching fan light into:

WELL PRESENTED RECEPTION STYLE ENTRANCE HALL

With marble effect tiled flooring. Space for staircase for second floor conversion if required.



OPEN PLAN KITCHEN/LIVING/DINING 38'1" x 19'9"

Luxurious contemporary fitted kitchen equipped with a comprehensive range of high and low level fitted units in a matt grey finish with contrasting granite work surfaces and upstands. Inlaid single drainer stainless steel sink unit with swan neck tap. A range of integrated appliances to include combi eye level microwave & eye level oven, separate 4 ring induction hob with overhead extractor fan housed in a matching canopy and dishwasher. Matching Kitchen Centre Island with breakfast bar style return for casual dining. Space for freestanding double fridge freezer. Part tiled walls in white metro style brick. Marble effect tiled floor. Open plan through to Living / Dining Area and adjacent Sun Lounge.





SPACIOUS SUN LOUNGE 13'4" x 11'11"

Feature vaulted ceiling. PVC double glazed French doors to rear. Views over the surrounding gardens and beyond.



UTILITY ROOM

Equipped with a range of modern shaker style units in matt grey finish with contrasting work surfaces. Inlaid Single drainer stainless steel sink unit with Monobloc tap. Plumbed for washing machine. Space for tumble dryer. Access to storage cupboard.



BEDROOM 1 11'9" x 12'9"

Dual window aspect.

BEDROOM 2 11'6" x 12'4"

Built in mirrored slide robes.



BEDROOM 3 11'5" x 11'9"

Dual window aspect. Access to:

MODERN LUXURY ENSUITE 4'7" x 11'5"

Comprising button flush W.C, Walk in open shower enclosure with thermostatically controlled drench style shower and hand shower attachment with Full height fixed glass screen. Floating vanity unit in gloss finish inlaid wash hand basin with Monobloc tap. Fully tiled walls. Fully tiled floors.



MODERN LUXURY 4 PIECE FAMILY BATHROOM

Comprising button flush WC. Vanity unit in gloss finish with inlaid wash hand basin and Monobloc tap. Walk in shower with thermostatically controlled Drench style shower. Panel bath with hand shower attachment. Full tiled walls. Fully tiled floors. Chrome towel Radiator.



INTEGRAL GARAGE 27'8" x 19'10"

With power and plumbing. Furnished Cloakroom comprising button flush WC. Semi pedestal wash hand basin with Monobloc tap. Tiled floor.

OUTSIDE

Extensive mature private elevated site extending to circa 0.8 acre laid mostly in lawn. Accessed via a sweeping driveway with ample space for parking for a variety of vehicles. Stocked by a variety of mature hedgerows and trees.

Hard landscaped courtyard to side with enclosed screened private patio / terrace area perfect for family barbeques or evening entertaining, screened by perimeter fence.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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