

69 The Longshot, Ballyclare, BT39 0QX



PRICE Offers Over £389,950

Positioned within a highly regarded unspoilt rural location yet perfectly positioned close to Ballyrobert and Doagh Villages. This recently constructed detached double fronted family home presents a perfect opportunity for someone to purchase a modern stylish home with a high internal specification and a spacious well planned contemporary living layout comprising 4 bedrooms, master suite with walk through dressing room & ensuite, luxury 4 piece family bathroom and sun lounge. With a high level of interest anticipated an early viewing advised.

> 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 Detached Family Home**
 - **4 Bedrooms**
 - **3+ Receptions**
- **Contemporary Open Plan Kitchen/ Living/ Dining Layout**
 - **Luxury Shaker Kitchen/ Utility Room**
- **Master Bedroom With En Suite And Dressing Room**
 - **Highly Regarded Unspoilt Rural Location**
 - **Extensive Private Site With Far Reaching Views**
- **PVC Double Glazed Windows/ Oil Fired Central Heating**



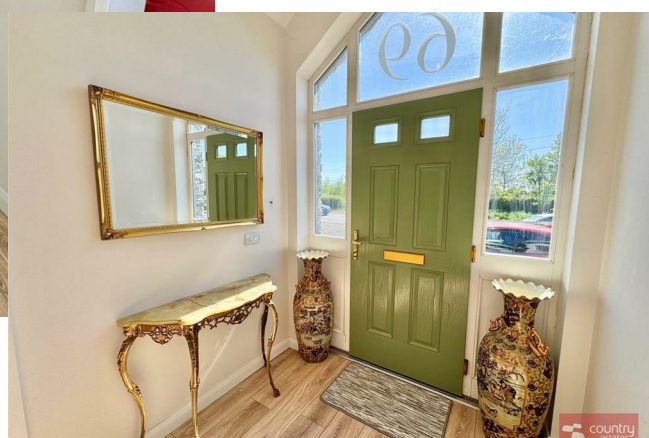
ACCOMMODATION

GROUND FLOOR

Front door with modern fan light over into:-

SPACIOUS ENTRANCE HALL

With quality light oak effect laminate plank floor extending through principal rooms.



FURNISHED CLOAKROOM

Comprising button flush w.c and modern vanity unit with monobloc tap and tiled splashback. Windsor pattern tiled floor.

LOUNGE 15'6" x 13'3"

Inglenook style fireplace with inset cast iron stove. Dual window aspect.



FAMILY ROOM 13'3" x 9'4"

Dual window aspect.

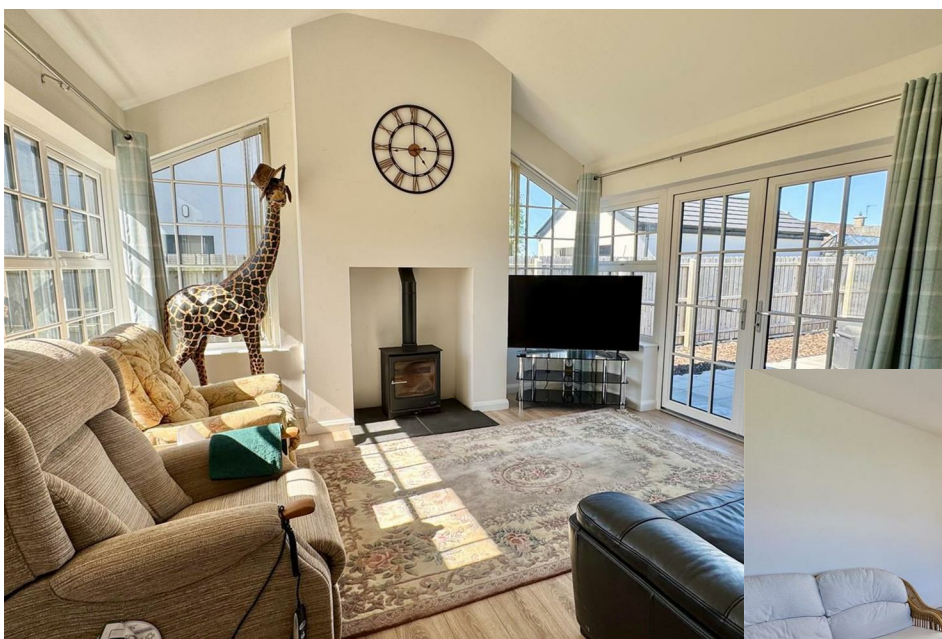
OPEN PLAN KITCHEN/ LIVING/ DINING 32'8" x 14'6"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting quality work surfaces and breakfast bar style return. Single drainer sink unit with swan neck mixer tap. Space for freestanding range style cooker with concealed extractor fan housed in matching canopy. Integrated dishwasher and fridge/ freezer. Pull out larder cupboard. Complementary wall tiling in metro brick tile. Recessed low voltage lighting. Open plan through informal dining area into:-



SUN LOUNGE 14'8" x 13'2"

Feature vaulted ceiling. Inglenook style fireplace with cast iron stove. Twin PVC double glazed French doors to garden and patio.



UTILITY ROOM 8'6" x 7'3"

Fitted with a matching range of shaker style units. Single drainer stainless steel sink unit with swan neck tap. PVC double glazed door to driveway.



FIRST FLOOR

SPACIOUS LANDING AREA

BEDROOM 1 18'6" x 12'7"

WALK THROUGH DRESSING ROOM 8'3" x 7'3"

Approx. Fitted with his and hers integrated open hanging space, box shelving units and three tier fixed drawers.

LUXURY EN SUITE

Comprising button flush w.c, semi pedestal wash hand basin with monobloc tap and large fully tiled shower enclosure. Tiled floor.



BEDROOM 2 13'6" x 9'8"

BEDROOM 3 13'6" x 12'9"

Oak effect laminate flooring.

BEDROOM 4 10'9" x 10'8"

Oak effect laminate flooring. Presently used as home office.



LUXURY FOUR PIECE FAMILY BATHROOM

Comprising fully tiled quarter rounded shower enclosure, button flush w.c, semi pedestal wash hand basin with tiled accent panel and modern freestanding bath. Tiled floor.



OUTSIDE

Driveway to side with ample parking to side and parking forecourt for a variety of vehicles.


Garden to front in lawn.

Extensive private garden to rear in lawn screened by wall and fencing.

Large paved patio/ terrace area.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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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Scheme