

## 216 Ballymena Road, Ballyclare, BT39 0TP



### PRICE Offers Over £500,000

*Positioned on a landscaped, elevated, mature site extending to 0.7 acre within a picturesque well-regarded rural location, this property enjoys panoramic views over the surrounding countryside. This superb extended detached family home was designed and built by the present vendors and benefits from a spacious, well planned living layout incorporating six bedrooms, four receptions, master suite with dressing area, walk-in his & hers wardrobe and contemporary en suite bathroom. The property also benefits from a luxury four piece family bathroom with bedroom two boasting a bespoke built-in walk-in wardrobe and bedroom four with a modern en suite. If further accommodation is required, there are two additional bedrooms on the second floor. The property was built to an exacting standard with quality oak floor finishes, internal doors, architraves and a superb bespoke feature oak staircase. Externally, the gardens are laid mainly in lawn with a recently constructed childrens play park that will be a big hit with young families! The property further benefits from a detached double garage that has been adapted with a small kitchen, bathroom, living room and a floored and sheeted loft area, making it an ideal space for someone working from home. This could also be suitable for guest accommodation, subject to approvals. An adjacent field is available if more land is required, subject to negotiation.*

**> 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 Double Fronted Family Home**
  - **6 Bedrooms/ 4 Reception Rooms**
- **Extensive Mature Elevated Site Extending To Circa 0.7 Acre**
- **Highly Regarded Rural Location / Far Reaching Views Over Surrounding Countryside**
- **Master Suite With Walk Through Dressing Room, Walk In Wardrobe And En Suite**
- **Quality Shaker Style Fitted Kitchen With Centre Island**
  - **Matching Utility Room/ Furnished Cloakroom**
  - **PVC Double Glazing/ Oil Fired Central Heating**
- **Converted Detached Double Garage/ Suitable For A Variety Of Uses**
  - **Adjacent Field Available Subject To Further Negotiation**





## ACCOMMODATION

### GROUND FLOOR

Front door with leaded glass inset into:-

#### SPACIOUS RECEPTION STYLE HALLWAY 27'6" x 12'3"

Approximately. Stone effect tiled floor. Twin wall light facility.



#### FURNISHED CLOAKROOM

Comprising low flush w.c. and pedestal wash hand basin. Tiled floor.

#### LARGE WALK IN CLOAKROOM

Feature exposed oak staircase Twin doors into:-

#### LOUNGE 30'8" x 14'9"

Approximately. Into bay window with views over gardens and surrounding countryside. Dual window aspect. Attractive cast iron horseshoe style fireplace with carved oak surround and polished granite hearth. Quality exposed oak flooring in Herringbone style with mahogany inlay extending through two sets of twin French oak doors into:-





### **FAMILY ROOM 12'7" x 19'8"**

Attractive modern marble fireplace with matching hearth. Far reaching views over gardens and surrounding fields. Twin wall light facility. Twin PVC double glazed French doors to patio and gardens.

### **DINING ROOM 13'9" x 21'9"**

Into bay window. Quality exposed oak flooring in Herringbone style. Feature modern wall mounted gas fire.



### **DELUXE SHAKER KITCHEN 19'11" x 13'6"**

Equipped with a comprehensive range of low level fitted units in beech finish with contrasting granite work surfaces, upstands and splashback. Space for free standing range style cooker with fixed range master overhead extractor fan housed in colour coded canopy. Integrated dishwasher and microwave. Pull out larder cupboard and concealed pull out waste bin. Fixed centre island for casual dining with inlaid stainless steel sink and fitted under cupboards. Tiled floor. Recessed low voltage lighting. Open plan through to-





### **INFORMAL DINING AREA 14'9" x 9'5"**

Tiled floor. Twin wall light facility. Twin French doors into:-

### **SUN LOUNGE 14'3" x 11'8"**

Modern freestanding woodburning stove. Twin double glazed French doors to patio and gardens.



### **UTILITY ROOM 10'7" x 13'6"**

Fitted with a matching range of shaker style units with quality granite work surfaces. Inlaid Franke sink unit. Plumbed for washing machine. External Door to driveway.

## **FIRST FLOOR**

### **SPACIOUS GALLERY LANDING 25'6" x 11'8"**

Approximately. Quality exposed oak flooring extending into:-





## MASTER BEDROOM 14'6" x 15'7"

Open plan through to:-

## DRESSING ROOM 14'6" x 6'3"

Far reaching views over surrounding fields and gardens.



## WALK IN BESPOKE FITTED WARDROBE

Fitted with a range of integrated hanging space, box shelving and open drawers.

## CONTEMPORARY EN SUITE

Comprising floating vanity unit with bowl sink, button flush w.c. and large walk in shower enclosure with full height glazed screens. Fixed Drench style shower with hand shower attachment. Fully tiled walls and tiled floor.





## **BEDROOM 2 13'8" x 11'6"**

Dual window aspect. Quality exposed oak flooring. Walk in bespoke fitted wardrobes with dressing area.

## **BEDROOM 3 14'3" x 9'3"**

Presently used as home office. Quality exposed flooring. Dual window aspect.



## **LUXURY FAMILY BATHROOM**

Comprising modern freestanding bath with wall mounted waterfall tap, button flush w.c, quarter rounded shower cubicle and pedestal wash hand basin with monobloc tap.





### **BEDROOM 4 12'5" x 12'6"**

Quality exposed flooring. Dual window aspect.

### **MODERN EN SUITE**

Comprising button flush w.c, semi pedestal wash hand basin and large shower enclosure. Tiled floor.



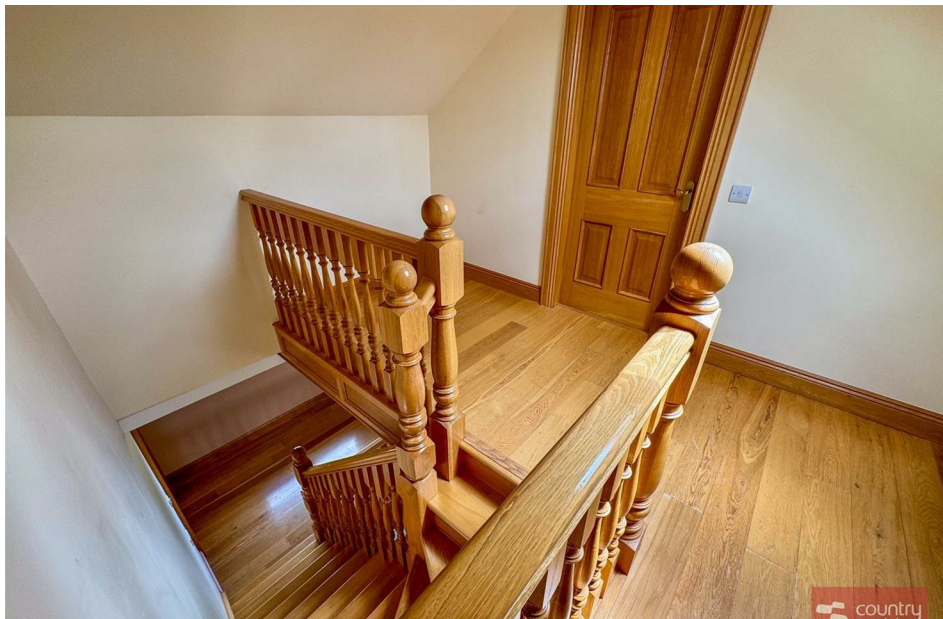
## **SECOND FLOOR**

### **BEDROOM 5 16'7" x 11'6"**

Presently used as luggage room. Quality exposed flooring. Undereaves storage. Velux window.

### **LANDING AREA**

With escape window.



### **BEDROOM 6 14'3" x 11'6"**

Quality exposed flooring. Undereaves storage. Velux window.



## OUTSIDE

Approached via a long lane through twin entrance pillars the property occupies an impressive mature site extending to circa 0.7 acre.

Laid in well tended gardens and screened by ranch style fencing and mature hedgerow.

The property enjoys extensive parking facilities for a variety of vehicles and an impressive adapted detached double garage.

There is a private terrace / patio to the rear which is perfect for evening entertaining and a childrens play park has recently been installed, a must for young families.





## DETACHED DOUBLE GARAGE

Currently adapted comprising single garage 16'6" x 12'9" with roller shutter door. Perfect for a variety of uses but can be easily converted back to two car garage.

Separate garage space presently floored in laminate flooring with external door (roller shutter door still in place).

Small Kitchen area to rear 7'0" x 14'6" Fitted with a range of high and low level units. Single drainer stainless steel sink unit with mixer tap. Space for freestanding cooker. Plumbed for washing machine.

SHOWER ROOM Comprising pedestal wash hand basin, w.c. and quarter rounded shower cubicle.

Staircase to floored first floor area.

FIRST FLOOR 24'6" x 11'3" Floored and sheeted. Undereaves storage. Views over garden.











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

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



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