

2 Printshop Road, Ballyclare, BT39 0HZ



PRICE Offers Around £650,000

Situated on a superb mature site extending to circa 3 acres including adjacent field on the corner of Printshop and Lylehill Road. This magnificent detached 3 storey family home boasts a spacious living layout comprising 6 bedrooms, 4+ receptions, 3 bathrooms and an open plan kitchen with casual living / dining aspect. The property further benefits from an integral double garage plus a separate large workshop / garage with floored loft.

Perfectly positioned in an idyllic rural countryside setting yet Belfast City Centre is within an 8 mile commute and the International Airport is just 7 miles away. This home will be the perfect purchase for those families searching for their forever home.

> 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 3 Storey Family Home**
 - **6 Bedrooms / 4+ Receptions**
- **Entire Site Area Extending To Circa 3 Acres**
 - **Highly Regarded Rural Location**
 - **Integral Double Garage**
- **Large Detached Garage (36' x 24') With Loft**
 - **3 Bathrooms**
- **Hardwood Double Glazing / Oil Fired Heating**
- **Sun Lounge Extension With Vaulted Ceiling**
 - **Far Reaching Rural Views**



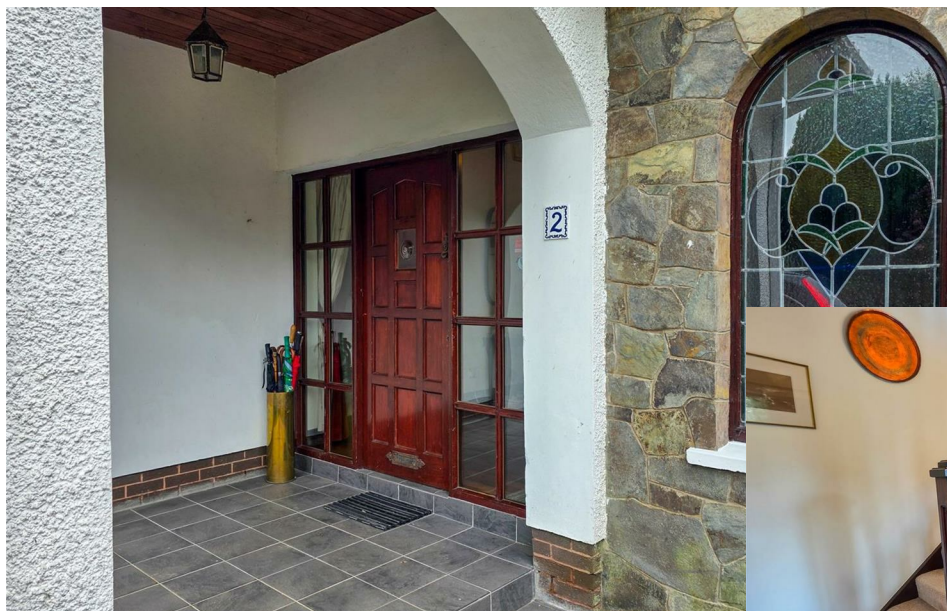
ACCOMMODATION

OPEN COVERED ENTRANCE PORCH

Hardwood front door with full height double glazed side screens into:

SPACIOUS ENTRANCE HALL

Exposed hardwood flooring, corniced ceiling. Feature arched coloured leaded glass window



LOUNGE 21'8" x 13'9"

Attractive period style marble fireplace with carved mahogany surround. Corniced ceiling, twin French doors into:

DINING ROOM 13'9" x 12'3"



OPEN PLAN KITCHEN / LIVING / DINING AREA 27'3" x 12'3"

Approx. Equipped with a comprehensive range of high and low level modern fitted units with contrasting worksurfaces and upstands. Inlaid single drainer stainless steel sink unit with mixer tap and separate hot and spring water tap. Integrated eye level oven and microwave, separate Neff 5 ring hob and overhead extractor fan. Neff integrated dishwasher and integrated fridge. Open plan into:



SUN LOUNGE EXTENSION 17'3" x 12'6"

Feature vaulted ceiling. Twin Velux windows with blinds operated electronically. Twin French doors to gardens with double glazed fan light

UTILITY ROOM 15'9" x 6'4"

Fitted low level units, double drainer stainless steel sink unit with mixer tap. Plumbed for washing machine, tiled floor. Service door into garage, door into rear porch



PORCH 5'8" x 5'3"

Quarry tiled floor, PVC double glazed door to gardens

FURNISHED CLOAKROOM

Comprising button flush w.c, pedestal wash hand basin with 1/2 tiled walls

FIRST FLOOR

SPACIOUS LANDING

BEDROOM 4 16'6" x 14'6"

At max. Built in 3 bay sliderobe with mirrored centre



BEDROOM 3 16'6" x 14'6"

MODERN FAMILY BATHROOM

Comprising panelled bath, button flush w.c and pedestal wash hand basin. Large shower enclosure, tiled floor and 1/2 tiled walls

BEDROOM 2 17'7" X 13'7"

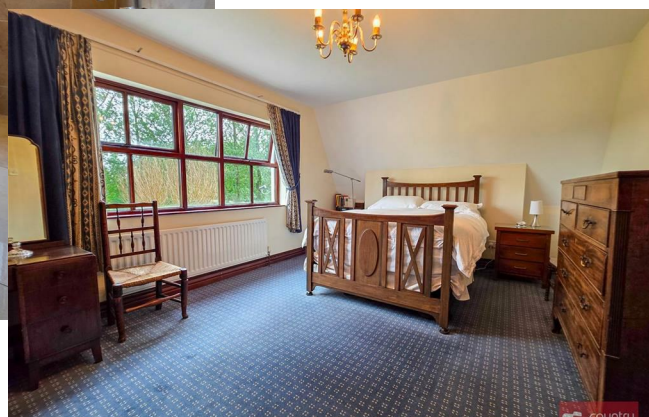


BEDROOM 1 17'7 x 12'3"

Built in single wardrobe plus built in cupboard

LUXURY MODERN FAMILY BATHROOM

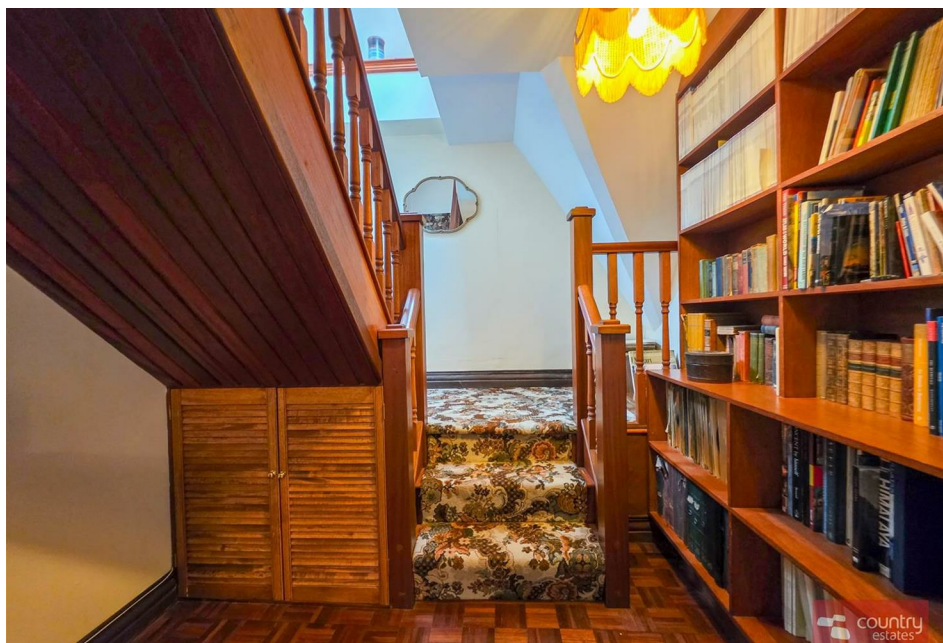
Comprising jacuzzi bath, semi pedestal wash hand basin, button flush w.c, large shower enclosure. Polished porcelain tiled floor, 1/2 tiled walls



LANDING

Step to 1/2 landing with staircase to:

SECOND FLOOR



BEDROOM 5 15'4" x 10'3"

Twin Velux windows, built in wardrobe

SHOWER ROOM

Comprising low flush w.c, pedestal wash hand basin, large shower enclosure, feature panelled walls and part panelled ceiling. Velux window



OPEN PLAN LANDING AREA 28'8" x 9'9"

5 Velux windows, feature panelled ceiling. Perfect space for a variety of uses (games room etc). Steps to secondary landing

BEDROOM 6 12'3" x 8'1"

Velux window, built in wardrobe



HOME OFFICE / HOBBY ROOM 9 x 8'6"

At max.

OUTSIDE

The property occupies a site extending to circa 3 acres including an additional adjacent field on the corner of Printshop and Lylehill Roads (circa 1.6 acres). Perfect for the purchaser searching for a home who has an interest in equestrian pursuits. Comprising well tended gardens with sweeping driveway leading to private extensive parking forecourt suitable for a large number of vehicles. Extensive mature site laid mainly in lawn extending to approximately 1.3 acres stocked with a variety of shrubs, plants and screened by a variety of mature trees and conifers.

INTEGRAL DOUBLE GARAGE 20'3" x 17'8"

Electric operated up and over door with power and light. Oil fired boiler

DETACHED LARGE DOUBLE GARAGE 37'6" x 24'

At max. With Roller shutter doors. Vehicle inspection pit. External side roller shutter door to staircase to FLOORED LOFT AREA 37'1" x 24' approx. 4 Velux windows including fire escape. Perfect for a variety of uses.



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		
Northern Ireland		
EU Directive 2002/91/EC		

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.