info@country-estates.com www.country-estates.com

52 Tildarg Road, Ballyclare, BT39 0TD

PRICE Offers Around £454,950

Accessed via a private lane (NB no other dwellings on the lane) this impressive extended detached family home is positioned on an extensive secluded site extending to circa 0.75 acre with a sweeping curved entrance the property enjoys far reaching views over the surrounding countryside and gardens. Internally the accommodation extends to circa 2600 sq ft comprising 5 first floor bedrooms, 4 receptions, reception style hall, 2 ensuite, modern family bathroom and an open plan shaker kitchen with casual dining area. Externally there is a large detached garage with attached workshop / smaller garage and parking facilities for a number of vehicles. The property is finished to a high internal specification throughout and will appeal to the buyer searching for a home in the heart of the countryside yet is within a 10 minute commute to Ballyclare town centre. Viewing is highly 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**

- **Superb Extended Detached Family Home**
- **5 Bedrooms / 4 Receptions**
- **Extensive Mature Site Extending To Circa 3/4 Acre**
- **Luxury Open Plan Shaker Kitchen With Casual Dining Area**
- **Modern Family Bathroom/ Two Modern Ensuites / Furnished Cloakroom**
- **Far Reaching Views Over Surrounding Countryside**
- **Large Detached Garage With Attached Workshop / Garage**
- **Impressive Reception Style Entrance Hall**
- **Popular Picturesque Rural Location**
- **PVC Double Glazed Windows / Oil Fired Central Heating**

ACCOMMODATION

GROUND FLOOR

PVC 6 panel front door with full height double glazed side screens with leaded glass inset and double glazed fan light.

SPACIOUS RECEPTION STYLE HALL 16'9" x 8'3"

Tiled floor with decorative inset. Picture light. Feature dog leg staircase to gallery style landing.

LOUNGE 17'6" x 12'3"

Attractive horseshoe style cast iron fireplace with carved pine surround and slate tiled hearth. Exposed hardwood plank flooring. Dual window aspect with views over surrounding countryside.

FAMILY ROOM 13'6" x 12'3"

Attractive cast iron fireplace with pine surround on slate tiled hearth. Dual window aspect with views over surrounding countryside.

LUXURY OPEN PLAN SHAKER KITCHEN 20'8" x 10'8"

Approximately. Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting worksurfaces. Inset jaw box style sink with granite double drainer. Integrated under oven with four ring gas hob. Overhead extractor fan housed in matching canopy. Integrated dishwasher. Complementary wall tiling. Full height larder cupboard. Chinese slate tiled floor extending through to casual dining area and utility areas.

UTILITY ROOM 8'8" x 6'8"

Fitted with a matching range of high and low level shaker style fitted units. Single drainer stainless steel sink with mixer tap. Plumbed for washing machine. Space for tumble dryer. Large storage cupboard. PVC double glazed external door to rear courtyard.

FURNISHED CLOAKROOM
Comprising low flush w.c and pedestal wash and basin with tiled splashback.

SUN LOUNGE 12'9" x 11'8"
Feature vaulted ceiling. Tiled floor. Views over surrounding countryside and gardens. PVC double glazed external door to gardens.

Open plan from casual dining area into:-

LIVING ROOM 19'3" x 13'4"
Feature stone clad accent wall. Cast iron 'Henley' multi fuel stove on stone hearth. Quality exposed laminate plank flooring. Twin PVC double glazed sliding patio doors with matching full height fixed side screens enjoying views over gardens and surrounding countryside. Dual window aspect.

FIRST FLOOR

FEATURE GALLERY STYLE LANDING

BEDROOM 1 19'3" x 13'4"
Approximately. Feature double glazed twin corner windows with views over gardens and surrounding countryside.

MODERN EN SUITE
Comprising pedestal wash and basin with monobloc tap and tiled splashback, button flush w.c. and quarter rounded fully tiled shower cubicle with electric shower unit. Full height towel radiator.

BEDROOM 2 12'3" x 10'0"
Dual window aspect with views over surrounding countryside. Laminate strip flooring..

EN SUITE
Comprising low flush w.c, pedestal wash hand basin and fully tiled shower cubicle with electric shower unit.

BEDROOM 3 12'3" x 11'7"
Dual window aspect with views over surrounding countryside. Laminate strip flooring.

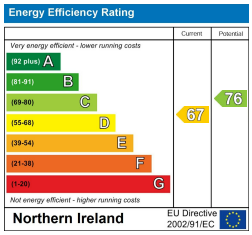
BEDROOM 4 12'9" x 9'7"
At max.

BEDROOM 5 11'7" x 8'8"
Dual window aspect. Laminate strip flooring. Presently used as gym.

MODERN FAMILY BATHROOM
Comprising 'P' shaped bath with curved fixed shower screen and electric shower unit over, pedestal wash and basin and low flush w.c. Complimentary wall tiling. Full height towel radiator.

OUTSIDE

Approached via a short stone surfaced lane off Tildarg Road. Stoned parking forecourt for visitor parking to side. Sweeping driveway to mature front gardens laid in lawn screened by post and wire fence and bordered by open countryside.
Extensive parking facilities for a number of vehicles. Driveway to side to Garages.
Extensive mature gardens to rear and side in lawn screen by post and wire fence and bordered by open countryside.
Outside tap and light.



LARGE DETACHED GARAGE 22'0" x 16'0"

With power and light. Roller shutter door.

ADJOINING SMALLER GARAGE/ WORKSHOP 15'9" x 10'9"

Approximately. With Electric roller shutter door power and light.

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

The Mortgage Shop
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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