



'Cartmel', 143a Hillhead Road, Ballyclare, BT39 9LN

- Detached Family Home
- 5 Bed; 3+ Rec / 4 Bed; 4+ Rec
- Contemporary Sanitary Ware Throughout
- Utility Room; Furnished Cloakroom
- Private, Fully Landscaped Rear Garden
- Adaptable Accommodation
- Luxury Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Private Driveway; Matching Double Garage
- Immaculately Presented Throughout

Offers Over **£379,950**

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screens. Tiled floor. Central stairwell leading to gallery style landing. Glass panelled French doors to lounge and glass panelled doors to dining room and kitchen. Access to under stair store.

LOUNGE 20'11" x 13'3"

Open fire with tiled hearth. Recessed uplighters to floor. Twin PVC sliding sash windows to front elevation.

DINING ROOM 13'3" x 10'4"

BEDROOM 5 / RECEPTION 3 13'3" x 10'2"

Twin PVC sliding sash windows to front elevation.

SUN LOUNGE 16'1" x 11'3"

Orangery style roof. Tiled floor. PVC double glazed sliding door to rear garden.



KITCHEN WITH INFORMAL DINING AREA 18'0"3'3" x 13'6"

Luxury fitted, high gloss kitchen with comprehensive range of high and low level storage units with contrasting solid quartz work surface. Matching island unit with breakfast bar area. Inlaid stainless steel sink unit. Space for range style oven with stainless steel extractor hood over. Integrated dishwasher. Space and plumbed for American style fridge freezer. Solid quartz upstands to walls. Tiled floor. Open arch leading to:

UTILITY ROOM 11'1" x 7'0"

Range of fitted high and low level storage units and contrasting melamine work surface. Matching upstands. Stainless steel sink unit. Plumbed for automatic washing machine. Vented for tumble dryer. Tiled floor. Access to shelved hot press with oil fired central heating boiler. PVC double glazed back door.

FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Tiled floor.

FIRST FLOOR

GALLERY LANDING

PVC double glazed French doors leading to Juliet style balcony. Access to shelved store.

PRINCIPAL BEDROOM 16'7" x 13'2"

EN SUITE SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Part tiling to walls. Tiled floor. Chrome towel radiator.

BEDROOM 2 21'1" x 14'6" (wps)

Fitted wardrobe system. Rural views to rear. Jack and Jill access to family bathroom.

BEDROOM 3 13'3" x 10'3"

Portion partitioned was walk in wardrobe. Wood laminate floor covering.

BEDROOM 4 13'3" x 10'3"

Portion partitioned as walk in wardrobe. Access to roof space.

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary white three piece suite comprising tile encased bath with glass shower screen over, floating vanity unit and WC. Chrome towel radiator.

EXTERNAL

Generous sized private driveway finished in tarmac.
 Additional parking area to rear, also finished in tarmac.
 Low maintenance front garden with range of shrubs.
 Private fully enclosed rear garden finished in lawn, brick pavior and raised beds.
 Open aspect to rear.
 Timber garden room and outdoor kitchen.
 PVC fascia, soffits and rainwater goods.
 PVC oil storage tank.
 External lighting.
 Outside tap.

DOUBLE GARAGE 18' 8" x 18' 2"

PVC coated roller shutter door, separate PVC double glazed service door, power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Immaculately presented, detached family home with matching double garage, occupying a generous sized site off Hillhead Road, Ballyclare.

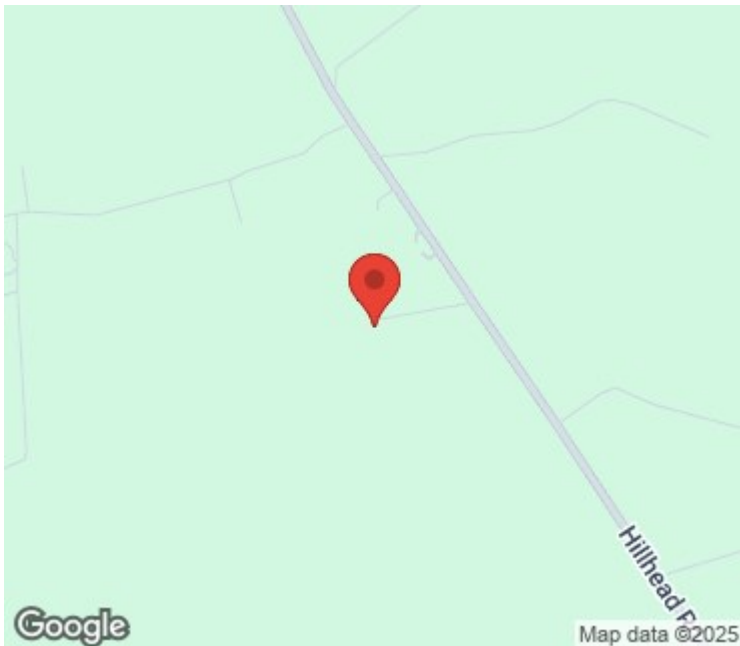
The property offers adaptable accommodation and is currently configured as a five bedroom/three+ reception layout.

The property comprises entrance hall with central stairwell leading to gallery landing, lounge, dining room/study, sun lounge, reception 4/bedroom 5, kitchen with informal dining area, utility room, furnished cloakroom, four first floor bedrooms, to include principal en suite, and guest bedroom, with Jack & Jill access to family bathroom.

Externally, there is a private driveway area finished in tarmac, and extending to rear, matching double garage, and fully enclosed, landscaped rear garden, finished in lawn, brick pavior, raised beds, timber garden room and outdoor kitchen.

Other attributes include oil heating, PVC double glazing, luxury fitted kitchen, contemporary sanitary ware throughout, and open aspect to rear.

Early viewing highly recommended.



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		
	65	70
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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