

## 23 Slievetrue Road, Carrickfergus, BT38 8QH



### PRICE Offers Over £419,950

*Positioned on an extensive mature site extending to circa 2.5 acres boasting breathtaking far reaching views over the surrounding open countryside. This superb detached bungalow enjoys a spacious well planned internal living layout incorporating 4 bedrooms, spacious lounge, open plan luxury kitchen with casual living / dining aspect, luxury family bathroom and luxury contemporary ensuite. Externally there is a well fenced paddock (0.3 acre) with direct access onto the Slievetrue road, large detached garage with adjoining store, utility room and fixed kennels. Well kept gardens and hard standing extending to circa (1.2 acre) and a lower field extending to circa 1 acre. There is a superb detached workshop (45'0" x 23'0") with power and light and an attached four bay storage facility ideal for a variety of uses eg stable block etc. Seldom does an opportunity present itself to purchase a small holding in a picturesque rural location yet so convenient to Ballyclare, Carrickfergus and Newtownabbey and Belfast city centre is within a twenty minute commute. A high level of interest is anticipated so an early viewing is 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

- **Superb Detached Bungalow**
  - **4 Bedrooms**
  - **Prime Elevated site Extending To Circa 2.5 Acres**
  - **Spacious Lounge With Far Reaching Rural Views**
  - **Open Plan Kitchen With Casual Living/ Dining Aspect**
  - **Highly Sought After Rural Location/ Far Reaching Views Over Surrounding Countryside**
- **Detached Workshop/ Adjoining 4 Bay Storage Facility/ Detached Garage And Store**
- **Perfect for the Purchaser Interested In Equestrian Pursuits**
  - **Perfect Location For Small Business Opportunity**
  - **PVC Double Glazing/ Oil Fired Heating**



## ACCOMMODATION

### GROUND FLOOR

#### OPEN COVERED ENTRANCE PORCH

PVC double glazed front door with full height double glazed side screen into:-

#### SPACIOUS ENTRANCE HALL

Porcelain tiled floor extending into open plan kitchen/ living/ dining room.



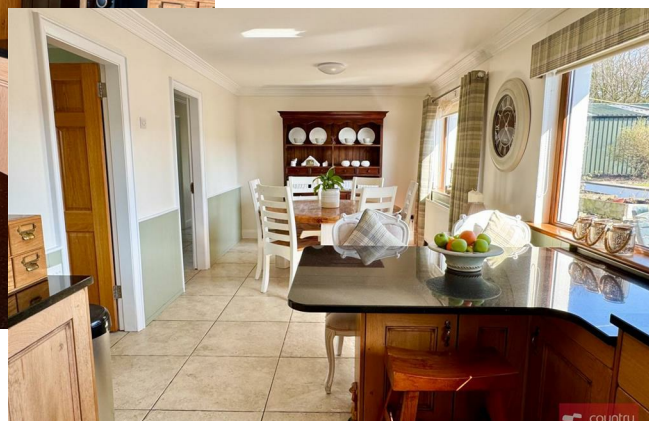
#### LOUNGE 16'6" x 17'3"

Into bay window with superb far reaching views over gardens and surrounding open countryside. Feature Inglenook style fireplace with inset cast iron multi fuel stove with back boiler and wooden mantle. Feature accent wall panelling.



## **OPEN PLAN KITCHEN WITH LIVING / DINING ASPECT 30'3" x 9'7"**

Equipped with a comprehensive range of high and low level fitted solid oak units with contrasting granite work surfaces. Inlaid Frankie stainless steel sink with swan neck mixer tap. Breakfast bar style return for casual dining. Space for Range style cooker. Housing for freestanding American style fridge / freezer with fixed overhead integrated open wine rack. Open corner displays. Integrated Bosch dishwasher. Part tiled walls in Metro style brick.



## **REAR HALL**

PVC double glazed door to rear private enclosed courtyard and garage/ outbuildings.

## **MASTER BEDROOM 15'7" x 12'3"**

Bespoke fitted wall to wall fitted sliderobes. Open aspect with far reaching views over surrounding open countryside.

## **ENSUITE BATHROOM**

Comprising semi pedestal wash hand basin, button flush w.c and modern Jacuzzi style bath with retractable handheld shower attachment. Fully tiled walls and tiled floor.



### **BEDROOM 2 9'7" x 11'3"**

Open aspect to rear. Views over garden/ courtyard and surrounding countryside.

### **BEDROOM 3 10'7" x 11'4"**

Open aspect to front. Views extending over surrounding countryside.

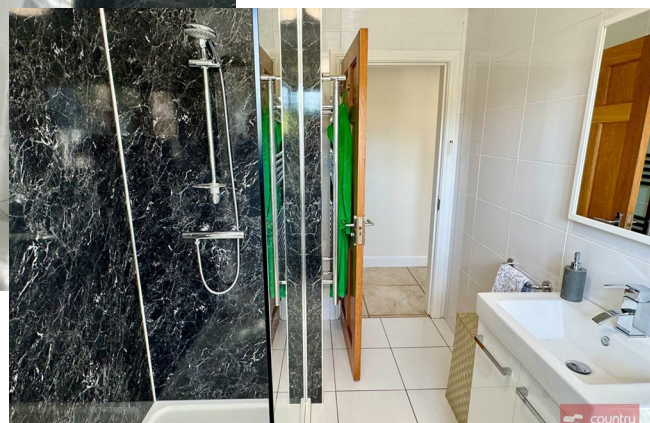


### **BEDROOM 4 10'9" x 9'8"**

Tiled floor. Presently used as home gym.

### **LUXURY FAMILY BATHROOM**

Comprising modern vanity unit with monobloc tap, button flush w.c and large open shower enclosure with full height glass screen and thermostatically controlled shower. Tiled floor. Complimentary wall tiling. PVC panel ceiling.



## OUTSIDE

Superb small holding extending to circa 2.5 acres laid in lawn with paddock and field. Sweeping driveway to front leading to a private parking forecourt suitable for a variety of vehicles.

Fixed gate to gable end of bungalow to secure private driveway leading to:-



## TIMBER CLAD DETACHED GARAGE 16'8" x 23'4"

With separate w.c and wash hand basin.

## UTILITY ROOM 7'8" x 13'4"

Fitted with a range of high and low level fitted units. Inlaid Stainless steel sink unit. Plumbed for washing machine. Access through to attached kenneling. Perfect for dog grooming business/ cattery etc.

## ADJOINING CONNECTING STORE ROOM 16'8" x 9'0"

## WORKSHOP 45' x 23'

With electric roller shutter door and pedestrian door. Power and light. Attached Bespoke built four bay storage units with light suitable for a variety of uses.



Inner courtyard/ terrace area. Fully paved perfect for family barbeques.  
Site area extending to 2.5 acres including side paddock and adjacent field. Gardens laid in neat well kept lawn.  
Summer House to rear with fixed raised deck. Attached log store to rear.  
Private garden to rear stocked with a variety of shrubs and fruit trees, apple, pear, plum and cherry.





| Energy Efficiency Rating                    |                            |                                                                                       |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                             |
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) <b>A</b>                          |                            |                                                                                       |
| (81-91) <b>B</b>                            |                            |                                                                                       |
| (69-80) <b>C</b>                            |                            |                                                                                       |
| (55-68) <b>D</b>                            | <b>62</b>                  | <b>67</b>                                                                             |
| (39-54) <b>E</b>                            |                            |                                                                                       |
| (21-38) <b>F</b>                            |                            |                                                                                       |
| (1-20) <b>G</b>                             |                            |                                                                                       |
| Not energy efficient - higher running costs |                            |                                                                                       |
| <b>Northern Ireland</b>                     | EU Directive<br>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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