For Sale Offers Over: £595,000

SimonBrien



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simonbrien.com



Enjoying a delightful semi-rural setting in Glarryford equidistant between Ballymena and Ballymoney this fantastic detached family home sits on a generous site of approximately two acres with uninterrupted views of rolling countryside.

The accommodation has been finished to a most exacting standard and briefly comprises gracious reception hall; living, family and dining rooms each with feature fireplaces and solid wooden flooring, sun room with porcelain tiled floor and walnut kitchen with integrated appliances, dining area and a separate matching walnut utility room. There is a ground and a first floor study with a multi-purpose playroom, gym or cinema room over the attached garage increasing the property's diverse appeal. Each of the four bedrooms are a good size, each with premium oak built-in wardrobes and the master benefitting from a walk-in wardrobe and en suite shower room while bedrooms three and four share a 'Jack and Jill' en suite shower room too.

Set in a peaceful countryside location yet convenient to many amenities this superbly finished home will create broad appeal and should be viewed at your earliest convenience.





Special Features & Services

- Magnificent detached family home on generous mature site with an exquisite finish throughout
- Delightful semi-rural location combining a private setting with proximity to nearby towns, villages and road networks
- Causeway Coast & Glens -19 miles
- Causeway Hospital 15 miles
- Antrim Area Hospital 22 miles
- International Airport 23 miles
- Belfast 40 minutes
- Gracious reception hall with porcelain tiled floor and feature staircase to mezzanine landing above
- Living room with solid wooden flooring, feature fireplace with wood burning stove on tiled hearth
- Family room also with wood burning stove and double doors to dining room with impressive fireplace
- Sun room with porcelain tiled floor and access to the rear
- Modern walnut kitchen with dining area, integrated appliances and separate utility room
- Ground floor and first floor studies, first floor playroom/cinema room/home gym
- Principal bedroom with herring bone wooden flooring, premium oak built-in wardrobes and en suite shower room
- Bedroom two with an en suite and bedrooms three and four with a shared 'Jack and Jill' en suite shower room
- Oil fired central heating, uPVC double glazing
- Ample parking and turning areas and attached twin garaging
- Generous front, side and rear gardens in lawns extending to approximately two acres with delightful views
- · Beam central vacuum system
- Electric Gates
- Driveway lighting by Victorian style lamps
- Husqvarna 450X robot lawn mower
- Alarmed
- Additional three acre paddock as an optional extra and price to be negotiated separately

Accommodation

Reception Hall

18'7" x 16'5" (5.66m x 5m): Impressive front door with side and over panel. Feature oak staircase to mezzanine landing.

Living Room

15'3" x 15' (4.65m x 4.57m): Solid wooden flooring, feature fireplace with wood burning stove and tiled hearth.









Dining Room

15'3" x 15'3" (4.65m x 4.65m): Solid wooden flooring, feature fireplace and hearth, doors to family room and sun room.

Family Room

15'3" x 12'3" (4.65m x 3.73m): Wood burning stove on granite hearth, matching wooden flooring.

Sun Room

13'2" x 12'1" (4.01m x 3.68m): Porcelain tiled floor, access to rear.

Kitchen

19' x 12'3" (5.8m x 3.73m): Modern fitted walnut kitchen with excellent range of units, granite work surfaces, inset sink unit and mixer tap, integrated double oven, dishwasher, four ring hob and extractor fan, space for American style fridge freezer

Office

8'2" x 7'10" (2.5m x 2.4m):

Utility

8'2" x 7'9" (2.5m x 2.36m): Range of fitted walnut units, granite work surfaces, inset sink unit, plumbed for washing machine, space for tumble dryer

WC

8'2" x 4' (2.5m x 1.22m): Low flush WC, chrome heated towel rail.

Integral Garage 20'6" x 16'7" (6.25m x 5.05m):

Office over Garage 16'7" (5.06) x 10'7" (3.22) at widest:

Playroom over Garage 17'6" x 10'3" (5.33m x 3.12m):

Mezzanine Landing

22'3" x 16'4" (6.78m x 4.98m): Airing Cupboard.

Bedroom One

15'3" x 11'9" (4.65m x 3.58m): Premium oak built-in wardrobes

Walk-in Robe

7'11" x 7'2" (2.41m x 2.18m):

En Suite

7'2" x 6'11" (2.18m x 2.1m): Corner shower unit



Bedroom Two 15'9" x 8'4" (4.8m x 2.54m): Premium oak built-in wardrobes

En Suite 8'4" x 4'1" (2.54m x 1.24m):

Bedroom Three 15' x 12' (4.57m x 3.66m): Premium oak built-in wardrobes

Jack and Jill En Suite 11'5" x 3'10" (3.48m x 1.17m):

Bedroom Four 15' x 11'5" (4.57m x 3.48m): Premium oak built-in wardrobes

Bathroom 11'6" x 8'4" (3.5m x 2.54m): Corner shower unit

Outside

Sweeping driveway with electric entrance gates leading to generous parking and turning areas to the front and side. Extensive level front, side and rear gardens in lawn with wellstocked loose stone beds, Victorian style lamps, ranch style fencing and mature plants, trees and shrubs. Additional paddock of approx. three acres to be negotiated separately if desired.













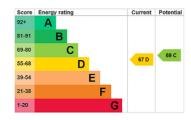
VALUER

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