

# 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**





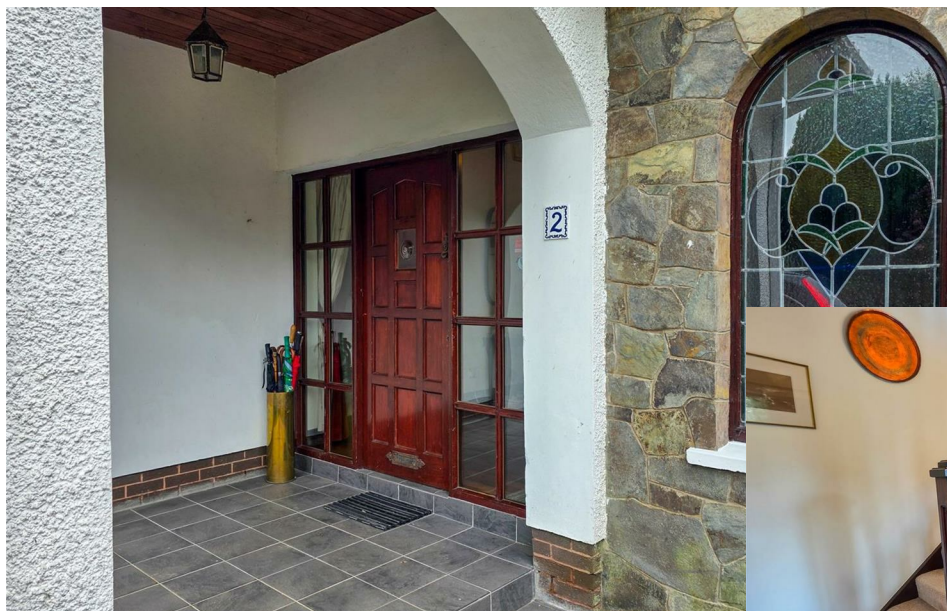
## ACCOMMODATION

### 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"**



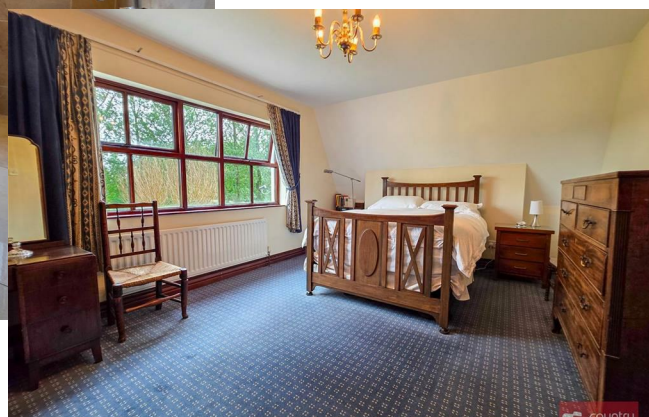


## **BEDROOM 1 17'7 x 12'3"**

Built in single wardrobe plus built in cupboard

## **LUXURY MODERN FAMILY BATHROOM**

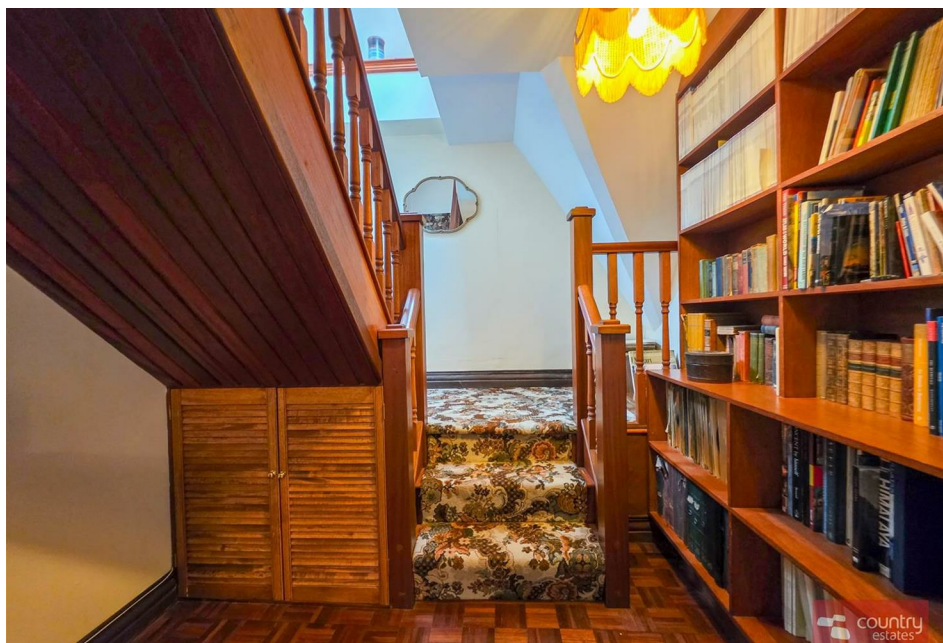
Comprising jacuzzi bath, semi pedestal wash hand basin, button flush w.c, large shower enclosure. Polished porcelain tiled floor, 1/2 tiled walls



## **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	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

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