

41 Holystone Road, Ballyclare, BT39 0TJ



PRICE Offers Around £365,000

Positioned within a popular convenient rural location on a private mature site extending to circa 0.2 acre. This attractive spacious detached chalet villa enjoys a flexible living layout of either four or five bedrooms, 1+ or 2+ receptions including a recently installed luxury shaker kitchen with fixed centre island. The property further benefits from modern ensuite, luxury 4 piece family bathroom and a first floor shower room. Homes in the county are in high demand and coupled with the high internal specification an early viewing is 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

- **Impressive Detached Chalet Villa**
 - **4/ 5 Bedrooms**
 - **2+/- 1+ Receptions**
- **Contemporary Open Plan Kitchen/ Living Dining Layout**
 - **Luxury Shaker Kitchen With Fixed Centre Island**
- **Ground Floor Bedroom With En Suite/ Deluxe Four Piece Family Bathroom (Ground Floor)**
 - **Modern First Floor Shower Room**
 - **Popular Rural Location**
- **Detached Double Garage With Parking Forecourt**
 - **PVC Double Glazing/ Oil Fired Central Heating**



ACCOMMODATION

GROUND FLOOR

Golden oak effect PVC double glazed door into:-

WELL PRESENTED ENTRANCE HALL

Quality laminate plank flooring extending into lounge. Recessed under stair storage space and cloaks. Access to roof space. Large shelved hot press.



LOUNGE 17'10" x 12'7"

Attractive cast iron fireplace with ornate tile inset slate hearth and painted wooden surround. Dual window aspect. Twin door into:-



OPEN PLAN LUXURY KITCHEN/ LIVING/ DINING AREA 26'4" x 13'6"

Equipped with a comprehensive range of high and low level shaker style fitted kitchen in contrasting colours and quality work surfaces. Space for range style cooker with concealed overhead extractor fan housed in matching canopy. Twin glass display cabinets. Fixed centre island with inlaid Blanco sink with swan neck mixer tap. Breakfast bar style return for casual dining with under counter storage units/ pan drawers and integrated dishwasher. Bespoke fitted full height larder cupboard with open shelving and four fixed sliding deep drawers with integrated fridge freezer. Twin PVC double glazed French doors opening to private side garden. Tile floor Recessed low voltage lighting. Dual window aspect. Recessed low voltage lighting.



UTILITY ROOM 5'8" x 10'6"

Single drainer stainless steel sink unit with swan neck tap. Plumbed for washing machine. PVC double glazed external door to gardens.

FAMILY ROOM 12'7" x 11'9"

Suitable for bedroom 5 if required.



DELUXE FOUR PIECE FAMILY BATHROOM

Comprising bath with shower attachment and tiled splashback, button flush w.c, wall hung sink with monobloc tap and tiled accent panel in metro brick tile. Quarter rounded fully tiled shower enclosure with electric shower unit.



BEDROOM 1 12'7" x 12'6"

Bespoke fitted three bay sliderobes with mirrored centre. Dual window aspect.

BEDROOM 2 13'7" x 10'4"

Dual window aspect.

MODERN EN SUITE

Comprising low flush w.c, pedestal wash hand basin and walk in fully tiled shower area. Complementary wall tiling. Tiled floor.



FIRST FLOOR

SPACIOUS LANDING AREA 18'6" x 13'6"

Approximately. Perfect area for home office etc. Velux window.



BEDROOM 3 18'6" x 13'6"

Built in twin double robes with separate shelved storage cupboard. Accessed to undereave storage.

BEDROOM 4 13'6" x 16'9"

At max. U shaped room with casual living aspect. Recessed low voltage lighting. Access to undereaves storage.



MODERN SHOWER ROOM

Comprising low flush w.c, pedestal wash hand basin with tiled splashback and fully tiled shower enclosure with electric shower unit. Velux window.



OUTSIDE

Twin gates to front leading to parking forecourt suitable for a number of vehicles.


Extensive private mature site extending to circa 0.2 acre laid in lawn stocked with a variety of trees and shrubs screened by perimeter fence.

DETACHED DOUBLE GARAGE 19'9" x 17'8"

Roller shutter door power and light. Low flush WC. External PVC double glazed door.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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



You Talk. We Listen.

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Fiona.hannah@themortgageshop.net

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