

36 Aughnabrack Road, Belfast, BT14 8SP



PRICE Offers Over £599,950

Situated on a superb elevated site extending to circa 2 acres including paddock just off the Lylehill Road Belfast. Enjoying unspoilt far reaching views over the surrounding countryside extending towards Lough Neagh. This recently constructed contemporary styled detached chalet is perfectly positioned 7 miles from Belfast city centre, 4 miles from Templepatrick Village and 8 miles from the International airport. An ideal location for those buyers who are searching for country living with convenience to the city. Built to an exacting standard the property enjoys a spacious flexible living layout extending to approx 3200 sq ft of 5 or 6 bedrooms and boasts a principal suite incorporating a bespoke fitted walk in dressing room & luxury en suite, guest bedroom with luxury en suite and a luxury four piece family bathroom. The property also enjoys an open plan living/ kitchen/ dining layout with adjoining sun lounge. Externally the property benefits from a matching detached double garage with floored loft that is perfect for a variety of uses such as games room/ gym etc suitable for conversion to studio apartment, subject to necessary planning approvals. And for those buyers looking for a home with the X factor the property comes equipped with its own helipad! (Helicopter not included) Homes of this caliber seldom come to the market so an early viewing is highly 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

- **Superb Contemporary Styled Detached Family Home**

- **5/6 Bedrooms - 3+/ 2+ Receptions**

- **Extensive Elevated Mature Site Extending To Circa 2 Acre Site (To Include Paddock)**

- **Far Reaching Views Over Surrounding Countryside Extending To Lough Neagh**

- **Principal Suite With Walk In Dressing Room & Luxury Four Piece En Suite**

- **Contemporary Open Plan Living/ Kitchen/ Dining Layout**

- **Luxury Fitted Kitchen & Matching Utility Room**

- **Luxury Family Bathroom/ Guest Bedroom With Luxury En Suite**

- **Detached Double Garage With Floored Loft/ Helipad**

- **Oil Heating (underfloor GF)/ Dual Air Source Heating - Oil Fired/ PVC Double Glazing**



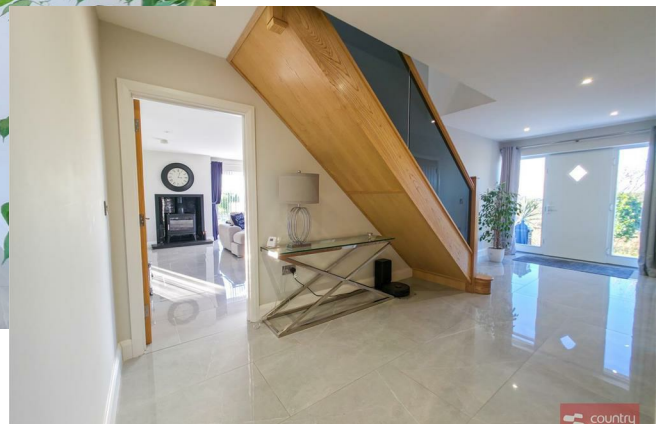
ACCOMMODATION

GROUND FLOOR

Composite front door with double glazed inset and full height hardwood double glazed side screens into:-

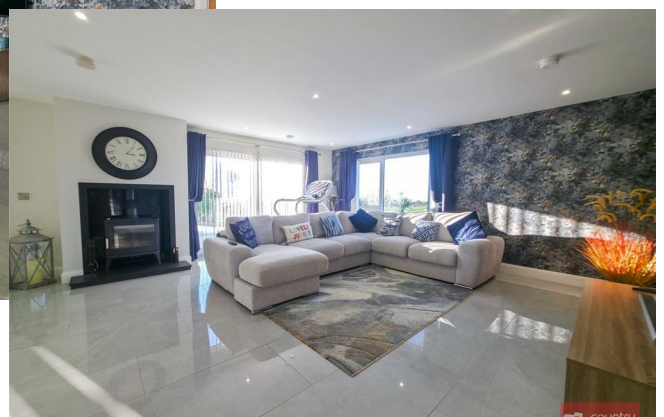
SPACIOUS ENTRANCE HALL

Quality polished porcelain tiled floor extending into principal rooms. Stairwell to first floor with glass balustrade. Twin Oak doors to cloakroom. Twin Oak doors to comms cupboard. Oak door with glazed inset providing maximum light to:-



OPEN PLAN LIVING/ KITCHEN/ DINING LAYOUT 17'10" x 17'4"

Incorporating Lounge with dual aspect picture style windows, sliding double glazed patio doors opening onto open terrace area. Enjoying unspoilt far reaching rural views over surrounding open countryside extending towards Lough Neagh. Inglenook style fireplace with cast iron high output multi fuel stove on slate hearth. Polished porcelain tiled floor. Open plan to:-



LUXURY KITCHEN WITH DINING ASPECT 24'5" x 12'4"

Luxury fitted shaker style kitchen equipped with a comprehensive range of high and low level fitted units with contrasting solid quartz work surfaces, upstands and splashback. Inlaid, stainless steel 1.5 bowl sink unit with Swan neck quooker hot tap. Space for freestanding range style oven with colour coded extractor hood over. Integrated dishwasher & fridge freezer. Twin Glass fronted display cabinets. Matching fixed centre island with breakfast bar style return for casual dining. Dual aspect windows including full height picture style window. Polished porcelain tiled floor. Open plan through to-



SUN LOUNGE 12'10" x 12'9"

Full height double glazed dual aspect windows with PVC double glazed French doors. Enjoying unspoilt far reaching rural views over surrounding open countryside extending towards Lough Neagh. Bespoke fitted bar area with low level storage bays, contrasting solid quartz work surface and integrated fridge. A perfect space for evening entertaining/ parties. Polished porcelain tiled floor.



UTILITY ROOM 10'11" x 6'0"

Fitted with a comprehensive matching range of high and low level fitted shaker style units with contrasting solid quartz work surface and upstands. Inlaid stainless steel sink unit with swan neck mixer and lever taps. Plumbed for washing machine. Space for tumble dryer. Polished porcelain tiled floor. Full height PVC double glazed door to rear courtyard and garden.



PRINCIPAL SUITE 18'9" x 17'7"

Enjoying unspoilt far reaching rural views over surrounding open countryside extending towards Lough Neagh. Polished porcelain Tiled floor. PVC double glazed, sliding patio door to courtyard garden. With Luxury ensuite bathroom and walk in dressing room / wardrobe.

WALK IN DRESSING ROOM 9'11" x 7'9"

Bespoke fitted range of His & Hers wardrobes with integrated open hanging space and low level storage units. Tiled floor.

LUXURY EN SUITE BATHROOM

Luxury contemporary four piece suite. Comprising modern freestanding bath with colour coded wall mounted waterfall taps. Separate oversized fully tiled open shower enclosure with fixed full height glass screen, drench style shower and hand held shower attachment. Fixed vanity unit in dove grey with twin his & hers basins. Button flush WC. Modern vertical flat colour coded towel radiator. Partial complimentary marble effect onyx wall tiling to walls. Tiled floor.



GUEST BEDROOM 14'2" x 11'6"

Enjoying unspoilt far reaching rural views over surrounding open countryside extending towards Lough Neagh. Tiled floor.

LUXURY EN SUITE SHOWER ROOM

Contemporary, three piece suite comprising fully tiled, oversized fully tiled shower enclosure with brushed gold coloured drench style shower and hand held shower attachment. Modern gloss white vanity unit with co-ordinating brushed gold coloured mono block tap. Button flush WC. Brush gold coloured fitted towel radiator. Tiled floor.



FAMILY ROOM/ BEDROOM 6 14'7" x 10'11"

Polished porcelain tiled floor.



LUXURY FAMILY BATHROOM

Contemporary, four piece suite comprising modern freestanding bath with brush gold coloured wall mounted waterfall taps. Oversized shower enclosure fully tiled with marble effect onyx wall tiling with fixed full height glass screen brushed gold coloured drench style shower and hand held shower attachment. Vanity unit in oxford blue finish with his & hers sinks. and Button flush WC. Brush gold coloured fitted towel radiator. Marble effect onyx wall tiled accent wall with co-ordinating tiled floor.



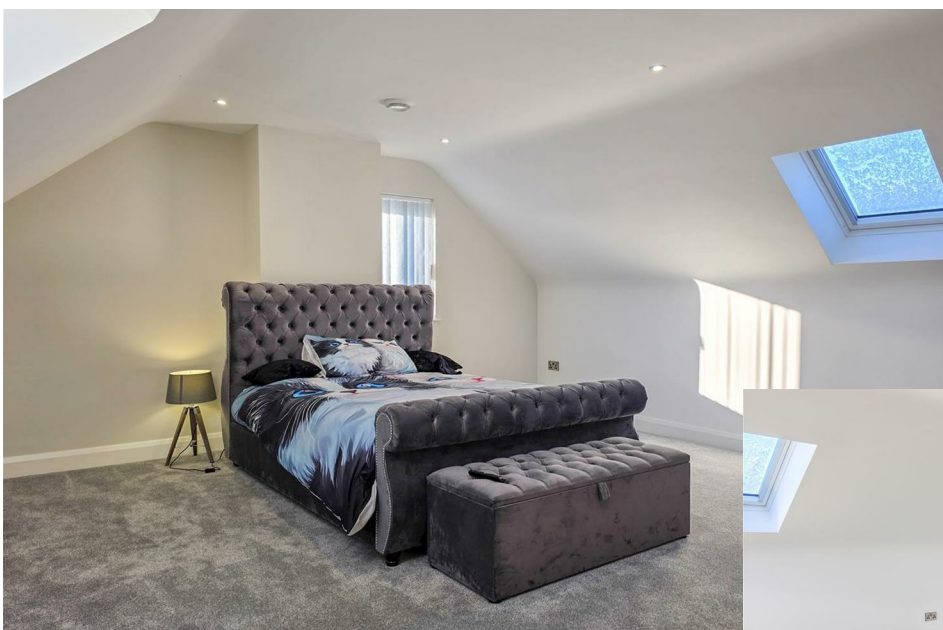
FIRST FLOOR

SPACIOUS LANDING

Access to under eaves storage.

BEDROOM 3 18'9" x 16'7"

Access to under eaves storage. Far reaching rural views.



BEDROOM 4 16'7" x 11'11"

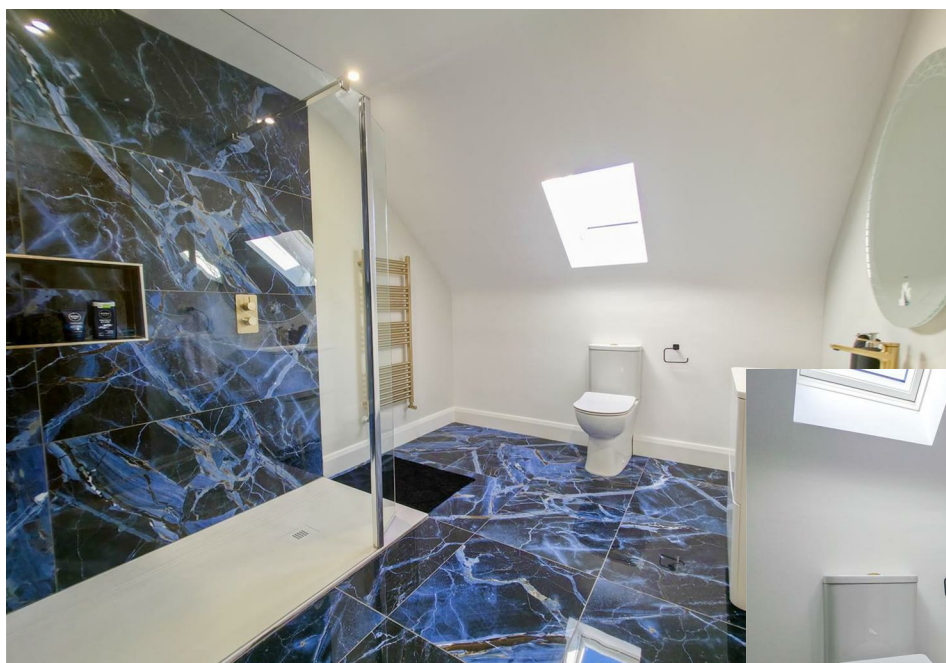
Far reaching rural views.

BEDROOM 5 13'11" x 9'11"



LUXURY SHOWER ROOM

Contemporary three piece suite comprising oversized fully tiled shower enclosure with marble effect onyx wall tiling, fixed full height glass screen brushed gold coloured drench style shower and hand held shower attachment. Vanity unit in gloss white finish. Button flush WC. Brush gold coloured Towel radiator. Co-ordinating tiled floor.



OUTSIDE

Positioned on a superb elevated mature site extending to circa 2 acres including paddock. Twin electric operated gates leading to winding private tarmac driveway to extensive parking forecourt suitable for a number of vehicles and detached 3 car garage with loft. Vehicular access to paddock.

Front garden finished in lawn, professionally landscaped and stocked with a variety of mature plants, trees and shrubbery.

Walled courtyard enclosed hard landscaped garden to side. Access through to paddock. Security lighting, fixed CCTV points and outside power points.

Private granite paved open terrace area with views over surrounding countryside extending towards lough Neagh.

Private enclosed rear garden finished in lawn and patio area with paved walkways.

MATCHING DETACHED DOUBLE GARAGE 24'6" x 24'2"

Twin power operated PVC coated roller shutter doors. Separate PVC service door. Power and light. Fixed stairwell leading to:-

FLOORED LOFT / ROOF SPACE 24'7" x 17'6"

Perfect space for home office/Gym/ Games room. This space is perfect for conversion for guest accommodation. Subject to necessary planning approvals.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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