

## 211 Ballyeaston Road, Ballyclare, BT39 9SQ



### PRICE Offers Over £325,000

*Positioned on a private extensive site extending to circa 0.2 acre. This superb detached chalet bungalow has been comprehensively modernised by the present vendors. Boasting a recently installed luxury shaker kitchen with a host of premium appliances, luxury modern shower room and a basement level with integral garage and two adjacent rooms that are perfect for a variety of uses such as home office/ gym etc. Situated in the heart of Ballyeaston village the property enjoys far reaching views over the surrounding open countryside. 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 Split Level Chalet Bungalow**
  - **3 Bedrooms/ 1+ Receptions**
- **Contemporary Open Plan Kitchen/ Living/ Dining Layout**
  - **Extensive Mature Private Site**
  - **Luxury Shaker Kitchen In Contrasting Colours**
  - **Luxury Contemporary Shower Room**
- **Far Reaching Rural Views Overlooking Surrounding Countryside**
  - **Highly Regarded Village Location**
- **Integral Basement Garage/ Two Basement Rooms Perfect For A Variety Of Uses**
  - **PVC Double Glazing/ Oil Fired Central Heating**





## ACCOMMODATION

### GROUND FLOOR

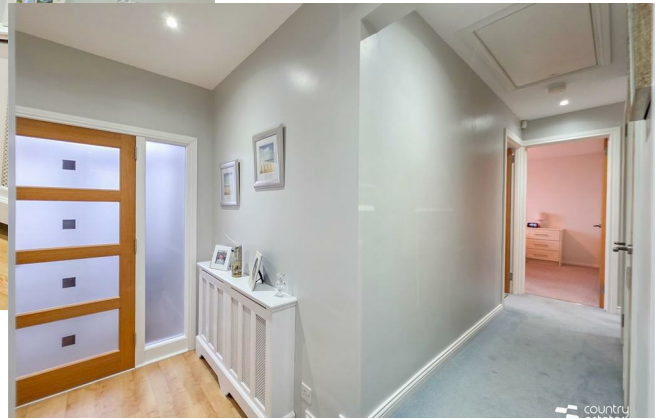
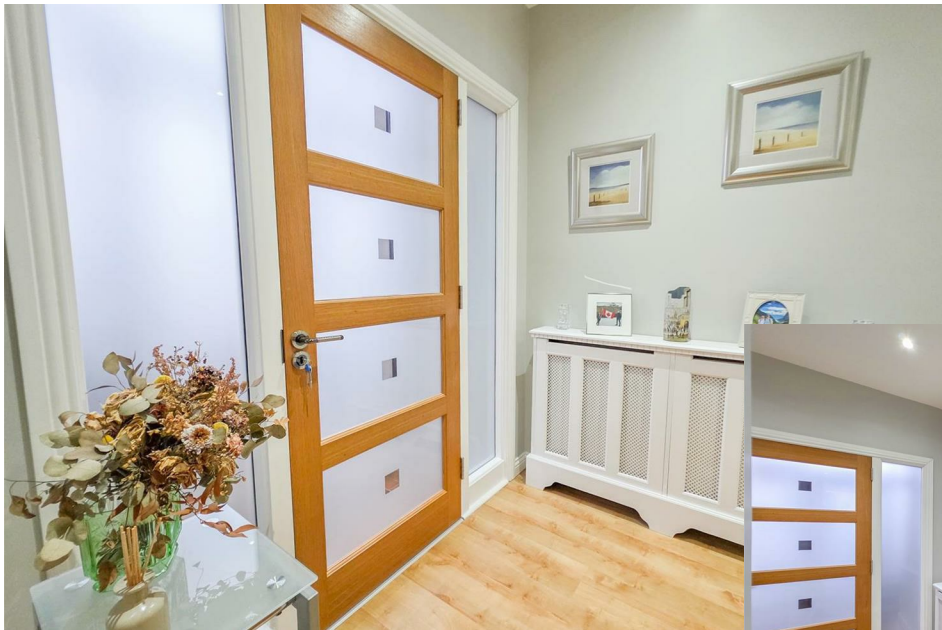
Twin mahogany effect PVC double glazed French doors with matching full height double glazed side screens and fan light into:-

#### TILED ENTRANCE PORCH

Oak entrance door into:-

#### SPACIOUS WELL PRESENTED ENTRANCE HALL

Concealed staircase to basement level.



#### LOUNGE 14'2" x 13'7"

Approximately. Attractive inglenook style Fireplace with cast iron woodburning stove on slate hearth. Quality beach effect laminate flooring. Feature picture style window with views over surrounding countryside. Fitted recessed drinks cabinet. Low voltage recessed lighting. Open plan into:-



## LUXURY KITCHEN WITH LIVING/ DINING ASPECT

Luxury shaker style fitted kitchen in contrasting colours with co-ordinating granite worksurfaces, upstands and breakfast bar style return. Inlaid 'Blanco' colour coded sink with monobloc mixer tap. A host of integrated Bosch appliances including eye level double oven, microwave, fridge freezer and 5 ring induction hob. Overhead extractor fan housed in stainless steel canopy. Integrated Neff dishwasher. Dual window aspect with views overlooking countryside to rear.



## UTILITY ROOM 12'8" x 10'3"

Equipped with a range of high and low level fitted units with contrasting worksurfaces. Inlaid double drainer stainless steel sink unit with mixer tap. Open ended corner shelving. Plumbed for washing machine. Vented for tumble dryer. Dual window aspect. PVC external double glazed door to courtyard and gardens.





## REAR HALL

With a bespoke fitted storage cupboard.

## FURNISHED CLOAKROOM

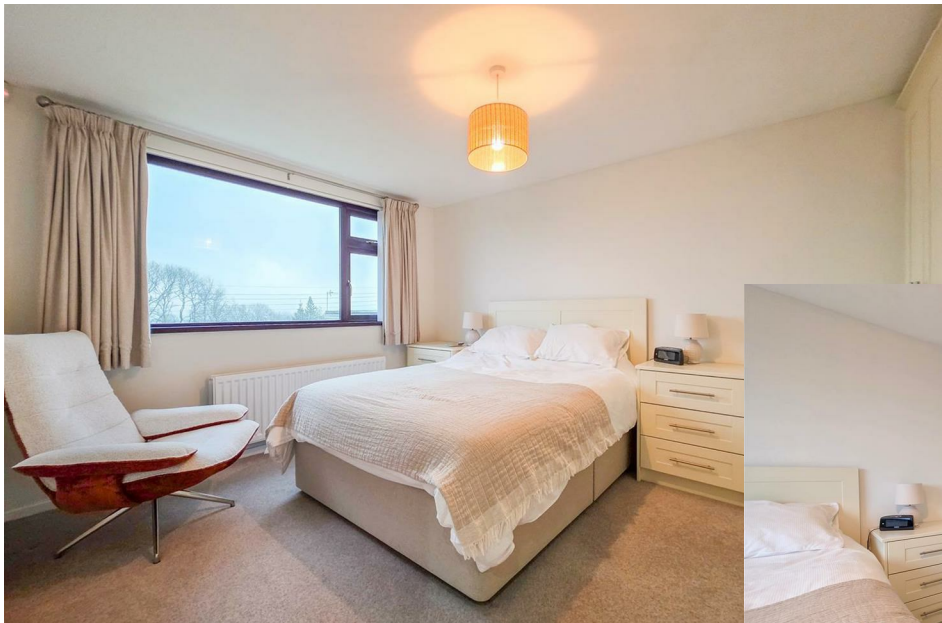
Comprising wash hand basin and low flush w.c. Fully tiled walls. Tiled floor.

## HALLWAY

With large shelved, Hot press and fitted storage cupboard.

## BEDROOM 1 12'4" x 10'6"

Bespoke range of wall to wall fitted bedroom units with integrated shelving hanging space and fitted drawers. Picture style window with views over countryside.

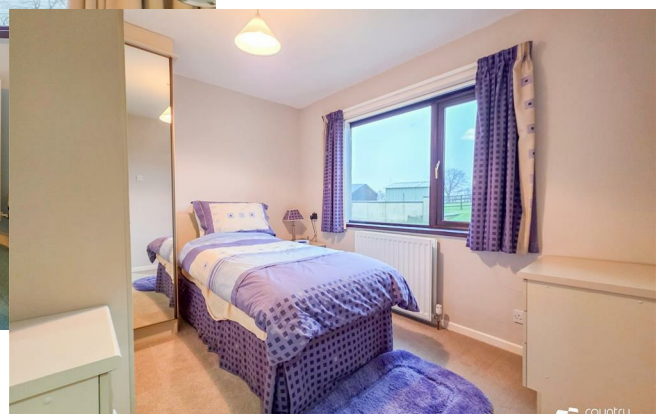


## BEDROOM 2 10'4" x 9'3"

Fitted three bay full height wardrobe with recessed mirror and matching dressing table. Picture style window with views over countryside.

## BEDROOM 3 10'4" x 8'6"

Fitted three bay full height wardrobe with recessed mirror and matching bedside drawers. Views over garden and surrounding countryside.



## LUXURY MODERN SHOWER ROOM

Comprising button flush w.c, modern floating vanity unit with monocloc tap, mirror, large quarter rounded shower enclosure with electric shower unit and stone effect PVC walling. Complementary wall tiling and tiled floor.



## BASEMENT LEVEL

Corridor with under stairs storage cupboard leading to:-

### INTEGRAL GARAGE 14'2" x 13'4"

With up and over door. Power and light.

### OPEN PLAN OFFICE/ STORAGE AREA 6'6" x 9'6"

With fitted twin storage cupboard with matching overhead storage.

### ADJACENT STOREROOM 11'8" x 9'6"

Suitable for Home office, gym games, room etc.





## OUTSIDE

Twin Gates leading to sweeping driveway to front with extensive parking forecourt extending to side with twin gates leading to parking facilities at rear.


Neat well maintained tiered garden to front in lawn stocked with a variety of shrubs. Integral garage and basement level. Steps to front leading to front door and entrance.

Private walled courtyard with recessed lighting. A perfect space for summer barbecues or evening entertaining.

Large private garden in lawn screened by perimeter fence with views over surrounding countryside.

Fitted EV charging point. Outside tap. Outside powerpoints.



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