

## 30 Legaloy Road, Ballyclare, BT39 9PS




### PRICE Offers Over £395,000

*Built in 1984 by the present vendors this attractive detached family home is positioned within a well regarded rural location on an extensive mature site extending to circa 0.5 acre. Perfectly situated in the heart of the countryside yet convenient to the A8, Belfast City Centre is within a 15 minute commute. The property enjoys a well planned living layout comprising four bedrooms, 2+ receptions, modern open plan kitchen with living dining aspect, five piece family bathroom and two en suite bathrooms.*

*For those purchasers searching for a Home with scope for extended family, there is an option to purchase a separate adjacent building site if desired. An early view is advised.*

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**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 Family Home**
  - **4 Bedrooms**
  - **2+ Receptions**
  - **Highly Regarded Rural Location**
- **Extensive Mature Site Extending To Circa 0.5 Acre**
  - **Views Over Surrounding Countryside**
- **Hardwood Double Glazed Windows / Oil Fired Central Heating**
  - **Open Plan Kitchen With Living/ Dining Aspect**
    - **Modern Gloss Fitted Kitchen**
  - **Five Piece Family Bathroom / Two Ensuite Bedrooms**



## ACCOMMODATION

### GROUND FLOOR

#### OPEN COVERED ENTRANCE PORCH

Twin hardwood storm doors with double glazed side screens into:-

#### SPACIOUS ENTRANCE HALL



#### FURNISHED CLOAKROOM

Comprising low flush w.c and wash hand basin. Half tiled walls. Quality laminate flooring.

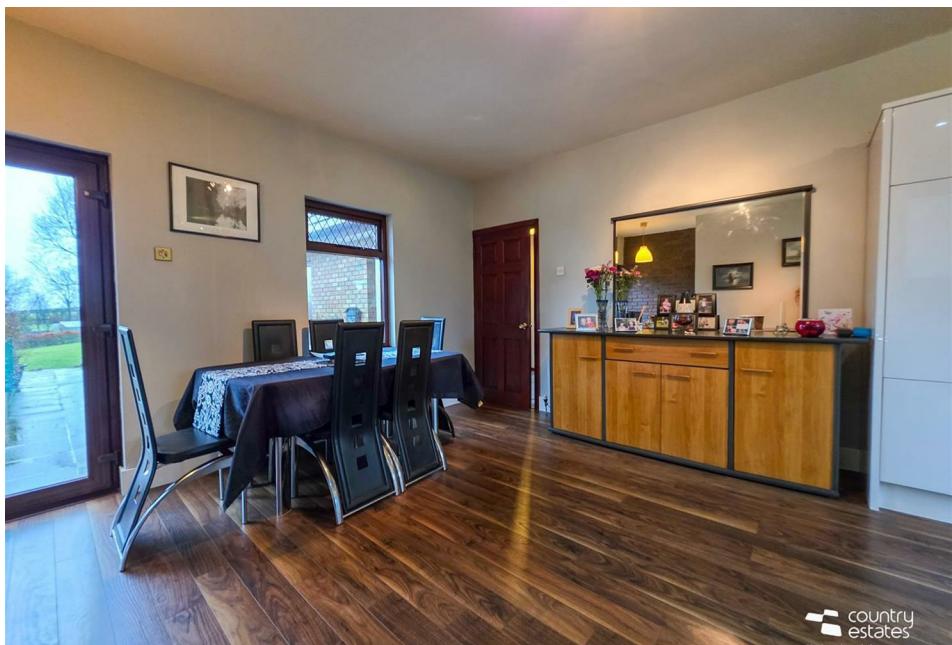
#### LOUNGE 20'0" x 16'6"

Wall mounted modern gas fire. Feature corner windows with views over gardens and fields. Twin French PVC double glazed doors with full height side screens opening out onto raised terrace/ patio. Beech effect laminate flooring. Recessed bulls eye spots lights.



## OPEN PLAN KITCHEN WITH LIVING/ DINING ASPECT 22'8" x 16'4"

At max. Equipped with a comprehensive range of modern gloss white fitted units with contrasting worksurfaces and breakfast bar style return. A range of integrated appliances including double oven, separate AEG 4 four ring hob, overhead extractor fan with glass hood in stainless steel chimney. Plumbed for dishwasher. Complementary wall tiling. Walnut effect laminate plank flooring. Feature brick exposed accent wall. Twin PVC double glazed French doors to terrace/ patio. Service door into:-



## INTEGRAL GARAGE 23'6" x 13'4"

With up and over door. Power and light. Twin stainless steel sinks. Plumbed for washing machine. Oil fired boiler.

## FAMILY ROOM 16'7" x 16'3"

Feature floor to ceiling exposed brick fireplace with tiled hearth. Recessed bulls eye spotlights. Picture style window.



## BEDROOM 4 9'4" x 8'3"

Fitted wall to wall mirror sliderobe. Views to rear over gardens and surrounding countryside. Suitable for home office if required.

Stairs to half landing with feature pine panelled ceiling and skylight. Stairs to:-

## FIRST FLOOR SPACIOUS LANDING

### BEDROOM 1 17'3" x 13'2"

Dual window aspect with views over gardens and surrounding fields. Fitted three bay slide robe.

### EN SUITE

Comprising low w.c, fitted vanity unit with recessed mirror and fully tiled shower enclosure.



## **BEDROOM 2 22'9" x 9'6"**

Twin velux skylights. Access to undereaves storage..

### **MODERN EN SUITE**

Comprising twin 'his and hers' sinks with monobloc taps, wall flush w.c, bath with centred monobloc tap and fully tiled shower enclosure. Tiled floor. Velux window.



## **BEDROOM 3 10'4" x 12'9"**

Twin skylights. Access to undereaves.

### **COLOURED BATHROOM SUITE**

Comprising offset corner bath with shower attachment, low flush w.c, bidet, vanity unit with monobloc tap and fully tiled shower enclosure. Feature pine panelled ceiling. Skylight.



## OUTSIDE

Large private driveway leading to parking forecourt suitable for a number of vehicles.

Integral garage. Site extending to circa 0.5 acre in extensive mature private gardens to front, side and rear laid mainly in lawn stocked with a variety of shrubs and screened by mature trees.



## 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.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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