

6 Irish Hill Road, Ballyclare, BT39 9NQ



- Extended Detached Family Home
- 3 Bedrooms
- 2+ Receptions
- Well Regarded Village Location / Prime Extensive Site
- Modern Fitted Kitchen With Range Of Integrated Appliances
- Oil Heating With Combi Boiler/ PVC Double Glazed Windows And Doors/ Alarm System
- De Luxe 3 Piece Fully Tiled Bathroom Suite
- Large Private Driveway With Parking Forecourt
- Detached Double Garage With Floored Roof Space
- Fully Floored Roof Space Suited For Conversion (Subject To Necessary Approvals)

PRICE Offers Over £249,950

Perfectly situated within Stranocum Village and positioned on an extensive site enjoying an open aspect. This superb extended detached family home enjoys a spacious layout comprising 3 bedrooms, 2 receptions, modern family bathroom and a recently installed contemporary kitchen with a range of integrated appliances. Externally there is a detached double garage with floored loft a perfect space for games room / home office / den or if further accommodation is required it may be suitable for conversion into a 'studio apartment' (Subject to necessary approvals). Only on viewing will you be able to fully appreciate this unique home so 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

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

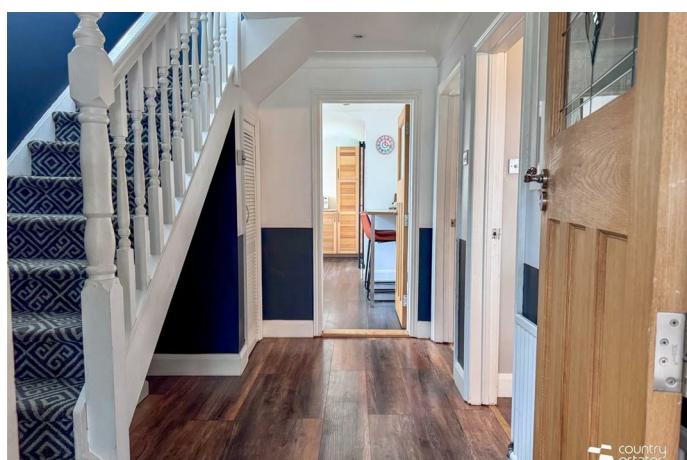
Composite front door with multi point locking system and twin full height double glazed side panels. Tiled floor.

ENTRANCE HALL

Ceramic tiled floor. Oak panelled door with leaded glass inset. Quality walnut effect laminate flooring extending into receptions. Stairwell to first floor. Recessed ceiling lighting. Open understairs and storage cupboard.

LOUNGE 18'0" x 17'5"

At widest points. With recess perfect for writing desk/ home office area. Ceiling cornicing. Feature front picture style window.



FAMILY ROOM 12'0" x 12'0"

Attractive period style cast iron fireplace with ornate tiled inset, polished granite hearth and painted wooden carved surround. PVC double glazed French doors to decked area and rear garden. Ceiling cornicing.

MODERN KITCHEN 18'0" x 7'9"

Recently installed. Contemporary fitted kitchen with a comprehensive range of high and low level units with contrasting worksurfaces. Range of integrated appliances including oven with 4 ring hob, overhead colour coded extractor fan and under counter fridge and dishwasher. Integrated automatic washing machine. Ceramic sink with swan neck colour coded hose style tap. Fixed breakfast bar for casual dining. Recessed ceiling lighting. PVC double glazed back door accessing rear garden.



FIRST FLOOR

LANDING

Gable side window. Recessed ceiling lighting. Access to fully floored roof space via drop down ladder.

BEDROOM 1 12'0" x 11'0"

Ceiling cornicing.

BEDROOM 2 11'0" x 10'6"

Dual window aspect. Ceiling cornicing.



BEDROOM 3 8'0" x 7'0"

Recessed ceiling lighting. Ceiling cornicing.

MODERN FAMILY BATHROOM

Contemporary 3 piece white suite comprising 'P' shaped bath with centred mixer tap. Overhead mains operated 'drench' shower with hand shower attachment. Low flush w.c. and modern vanity unit with monobloc tap. Chrome heated down rail. Porcelain tiling to walls. Recessed ceiling lighting.



FULLY FLOORED AND INSULATED ROOF SPACE 12'6" x 9'0"

With adjoining storage. 2No velux roof light.

OUTSIDE

Situated within popular village of Straid enjoying easy access onto A8 dual carriageway.

Twin pillar gated entry with boundary wall to large parking forecourt. Suitable for a number of vehicles and detached double garage.

Neat well tended gardens in lawn to front, side and rear with extensive decked area. Perfect for family bar-be-ques. Outside light and water tap.

LARGE DETACHED DOUBLE GARAGE 20'4" x 19'8"

Electric roller shutter door. Range of workbenches with integrated shelving, power and light. Plumbing for washing machine. Gable side window. PVC double glazed side service door.

Furnished cloakroom with W.c. Fully floored loft area/ roof space. 2No velux roof lights. Fluorescent lighting. Outside boiler house. Oil fired central heating combi boiler. Electric light and power point.



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	39	47
(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.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

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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