

29 Newmill Road, Ballyclare, BT39 0DN



PRICE Offers Around £450,000

Positioned on an extensive mature private site accessed via twin electric gates extending to circa 0.75 acre enjoying far reaching views over the surrounding countryside. This impressive extended detached bungalow comprises five bedrooms, 2+ reception and a superb contemporary open plan kitchen with integrated living / dining space. Modern family four piece bathroom and a principal suite that includes ensuite with his and hers walk in dressing rooms. The property further benefits from Solar panels for reduced electric costs and EV charging point. Externally, the site is screened by mature trees and there is an extensive brick paved parking forecourt a large detached garage with a external staircase leading to floored loft that is a perfect space for Home office, gym or studio. With Homes in rural location's in high demand 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

- **Impressive Extended Detached Bungalow**
 - **5 Bedrooms/ 2+ Receptions**
- **Contemporary Open Plan Living/ Kitchen/ Dining Layout**
 - **Modern Gloss Fitted Kitchen With Centre Island**
- **Principal Suite With Ensuite And His And Her's Dressing Rooms**
 - **Highly Regarded Unspoilt Rural Location**
 - **Deluxe Four Piece Family Bathroom**
 - **Extensive Private Site Extending To 0.75 Acre**
 - **Large Detached Garage With Converted Loft**
- **PVC Double Glazing/ Oil Heating / Solar Panels / EV Charging Point**



ACCOMMODATION

GROUND FLOOR

OPEN COVERED ENTRANCE PORCH

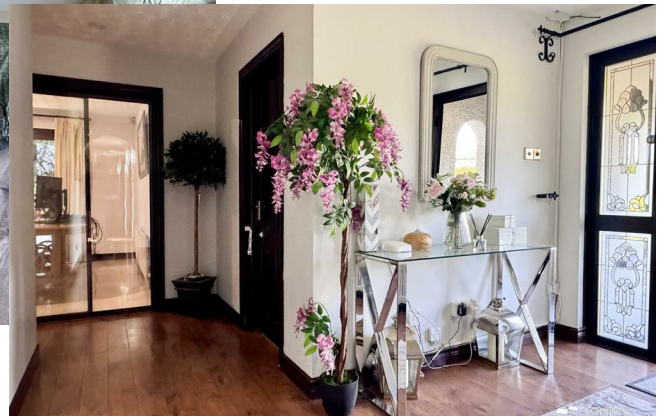
Mahogany effect PVC double glazed front door with leaded glass inset and matching full height side screens.

SPACIOUS WELL PRESENTED ENTRANCE HALL

With mid oak effect laminate plank flooring.

LOUNGE 18'6" x 15'3"

Into bay window. Attractive period style marble fireplace with matching hearth and mahogany carved surround. Dual window aspect with views over gardens. 'Modern charcoal grey' wood grain laminate plank flooring. Corniced ceiling and ceiling rose.



DINING ROOM 12'1" x 11'6"

Accessed by sliding double glazed doors. Porcelain tiled floor. Twin PVC double glazed French doors to secluded courtyard.



SUPERB OPEN PLAN LIVING/ KITCHEN/ DINING 27'3" x 24'8"

Approximately . Feature vaulted ceiling. Incorporating living area with attractive period style fireplace with Ornate tile inset and carved mahogany surround on slate hearth. Twin PVC double glazed French doors to secluded courtyard. Dining area with picture style window enjoying views over garden. Modern kitchen equipped with a comprehensive range of high and low level gloss fitted units with walnut effect trim and contrasting quality granite work surfaces and upstands. Inlaid stainless steel double sink unit with swan neck flexible hose style mixer tap. Housing for freestanding American style fridge freezer. Plumbed for dishwasher. Space for Range style cooker with overhead extractor fan housed in stainless steel chimney. Fixed centre Island with breakfast bar style return for casual dining and fitted under counter storage with granite work surfaces. Feature modern full height window with far reaching views over the surrounding countryside.



UTILITY ROOM 14'3" x 8'4"

Equipped with a range of modern high and low level gloss fitted units with contrasting work surfaces. Single drainer sink unit with swan neck tap. Plumbed for washing machine. Space for tumble dryer. Tiled floor. Door to rear porch.



PORCH 8'0" x 6'6"

At max tile floor. External PVC double glazed door to garden.

FURNISHED CLOAKROOM

Comprising button flush WC and pedestal wash hand basin. Tiled floor.

LUXURY FOUR PIECE FAMILY BATHROOM

Comprising freestanding modern bath with floor mounted tap and hand shower attachment, button flush WC, modern shower enclosure with electric shower unit and tiled accent panel. Gloss white vanity unit with monobloc tap and feature tiled accent panel. Fully tiled walls. Bronzed effect tiled floor. Recessed low voltage lighting.



BEDROOM 3 12'3" x 10'1"

With quality laminate plank flooring. Views over garden. Presently used as dressing / luggage room.

BEDROOM 4 12'3" x 10'1"

With laminate flooring. Views over garden.

BEDROOM 5 11'3" x 10'1"

With laminate flooring. Views over garden.

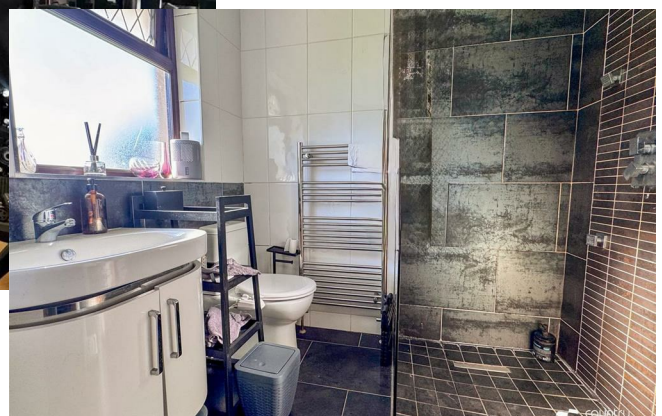


BEDROOM 2 12'4" x 11'6"

Semi solid flooring. Fitted modern 3 bay wall to wall slide robe. Views over rear garden and surrounding fields.

EN SUITE WET ROOM

Comprising button flush w.c, modern floating gloss white vanity unit with monobloc tap and large open shower enclosure with full height glass screen and drench style shower. Fully tiled walls and tiled floor.



PRINCIPAL SUITE 19'6" x 17'4"

At max. Dual window aspect. Quality white washed effect laminate plank flooring. Low voltage lighting.

WALK IN FITTED DRESSING ROOM (HIS) 8'9" x 7'8"

Fitted with integrated hanging space and open shelving.

WALK IN FITTED DRESSING ROOM (HERS) 9'6" x 7'8"

Fitted with indicated high space and open shelving.

MODERN EN SUITE

Comprising floating vanity unit in gloss black with monobloc tap and matching twin storage gloss cupboard, button flush w.c and large shower enclosure with sliding full height smoked glass screen. Drench style shower. Fully tiled walls. Tiled floor.



OUTSIDE

Extensive private site extending to circa 0.75 acre screened by mature trees and laurel hedge.

Property accessed by twin electric gates. Brick paved sweeping driveway leading to extensive private parking forecourt suitable for a variety of vehicles. Electric vehicle charging point.

Brick paved walkway to front leading to secluded paved courtyard area screened by a variety of mature trees.

Large garden to rear in lawn bordered by unspoilt open countryside.

DETACHED GARAGE 22'4" x 17'3"

With Electric roller shutter door. Power and light.

External staircase leading to loft area 18'9" 14'6"

A perfect space for studio, home office gym etc. Floored and sheeted with power and light. Under eave storage cupboard.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	79	
(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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