

## 125 Mill Road, Ballyclare, BT39 9DZ



### PRICE Offers Over £365,000

*Situated on a prime private site with direct frontage onto the highly regarded Mill Road in Ballyclare enjoying an open aspect towards the Sixmile river Park. This attractive architecturally designed detached family home is perfectly positioned within comfortable walking distance of Ballyclare town centre and enjoys close road links to the Templepatrick road and M2 motorway. The property benefits from a spacious well planned living layout comprising 5 bedrooms (all with fitted wardrobes), 3+ receptions, a recently installed contemporary kitchen and principal bedroom with modern en suite. A perfect purchase for the family searching for a property in a well regarded established location close to parks, shops and public transport. An early viewing is advised.*

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Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

- **Impressive Double Fronted Detached Family Home**
  - **5 Bedrooms/ 3+ Receptions**
- **Prime Mature Site With Open Aspect Into Six Mile River Park**
- **Luxury Contemporary Kitchen/ Dining Area (Recently Installed)**
  - **Principal Bedroom With Deluxe En Suite**
- **Highly Regarded Sought After Location / Modern Family Bathroom**
  - **PVC Double Glazed Windows/ Oil Fired Central Heating**
    - **Detached Garage With Parking Forecourt**
    - **Modern Utility Room/ Furnished Cloakroom**



## ACCOMMODATION

### GROUND FLOOR

PVC front door with double glazed side screens into:-

#### SPACIOUS WELL PRESENTED ENTRANCE HALL

Open understairs recess. Tiled floor extending into kitchen/ dining.



#### LOUNGE 20'9" x 11'3"

Attractive cast iron horse shoe style open fireplace with painted wooden surround and slate hearth. Dual window aspect.

#### FAMILY ROOM 11'3" x 10'7"

Slate tiled floor. Dual window aspect.



## DINING ROOM 11'3" x 10'7"

Quality laminate plank flooring.



## OPEN PLAN MODERN KITCHEN WITH DINING AREA 17'8" x 12'7"

Recently installed. Equipped with a comprehensive range of high and low level modern gloss units with contrasting 'natural' wood effect work surfaces and upstands. Inlaid single drainer stainless steel sink unit with mixer tap. A range of Integrated appliances including eye level oven with separate 4 ring gas hob. Overhead extractor fan housed in stainless steel chimney with glass hood and stainless steel splashback. Fridge/ freezer and dishwasher. Pull out larder style full height cupboard. Pull out larder style full height cupboard.



## REAR HALL

Tiled floor. External door to driveway.

## FURNISHED CLOAKROOM

Comprising low flush w.c. and pedestal wash hand basin.

## UTILITY ROOM 7'3" x 6'8"

Fitted range of modern shaker style high and low level units. Plumbed for washing machine. Space for tumble dryer. Single drainer stainless steel sink unit.

## BOILER ROOM

With Oil fired boiler.

## FIRST FLOOR

### SPACIOUS GALLERY STYLE LANDING 2'4" x 11'3"

Approx.



### BEDROOM 1 15'8" x 9'6"

Fitted wall to wall three bay mirrored sliderobe. Dual window aspect. Views over Mill Road extending towards Sixmile River Park.



## DELUXE EN SUITE

Comprising modern gloss white vanity unit with monobloc tap, button flush w.c. and large full width shower enclosure with drench style shower and hand shower attachment. PVC ceiling. Stone effect PVC panelled walls.



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

Dual window aspect. Views over Mill Road extending towards Sixmile River Park. Fitted wall to wall three bay modern wardrobe with mirrored section.

## BEDROOM 3 11'3" x 10'2"

Built in range of bespoke fitted modern bedroom furniture including twin double wardrobes with matching overhead storage bays. Fixed writing desk/ dressing table with matching fitted two bay chest drawers.

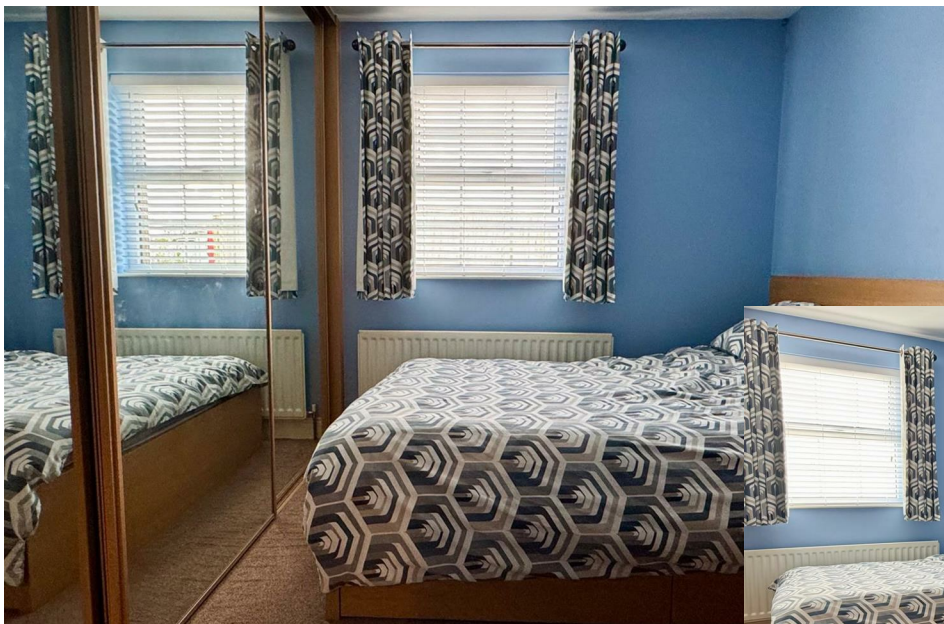
## BEDROOM 4 13'6" x 9'0"

Fitted wall to wall three bay mirrored wardrobe.



## BEDROOM 5 10'4" x 9'8"

Presently used as home office/ study.



## MODERN FAMILY BATHROOM

Comprising low flush w.c, pedestal wash hand basin with feature tiled accent panel, boxed panelled bath with fixed shower screen and shower attachment. Complementary wall tiling. Tiled floor.



## OUTSIDE

Large private site with direct frontage onto Mill Road.

Driveway to side with parking forecourt suitable for variety of vehicles.

Neat garden to front in lawn stocked with a variety of shrubs and screened by mature hedgerow and fence.

## DETACHED GARAGE 19'3" x 12'6"

With electric operated roller shutter door. Power and light.

Private enclosed garden to rear in lawn screened by perimeter fence.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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.**



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