

## 27 Henryville Court, Ballyclare, BT39 9FS



### PRICE Offers Over £329,950

*Positioned in a quiet cul-de-sac enjoying an open aspect within the well regarded established Henryville development. This superb double fronted detached regency styled property enjoys a spacious well planned living layout comprising 4 bedrooms & 4 receptions (including sun lounge) and a high internal specification and exacting finish throughout. Comprehensively modernised by the present vendor this elegant family home boasts a luxury handcrafted McGowan Brooks kitchen with 'hidden' utility room/pantry, Rako automated scene lighting in most rooms and Cat 5e/6 cabling has been installed throughout for the ultimate automated home. The property further benefits from a luxury four piece family bathroom with a wet room styled open shower enclosure, underfloor heating and a deluxe contemporary style ensuite with underfloor heating. Externally the property enjoys an extensive parking forecourt with attached garage and a large private mature enclosed rear garden. Only on internal inspection can you fully appreciate everything this wonderful home has to offer 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

- **Superb Detached Family Home**
  - **4 Bedrooms/ 4+ Receptions**
- **Luxury Handcrafted McGowan Brooks Designer Kitchen & Utility Room**
  - **Sun Lounge With Wood Burning Stove**
  - **Luxury Four Piece Family Bathroom (Underfloor Heating)**
- **Principal Bedroom With Luxury En Suite (Underfloor Heating)**
  - **Detached Matching Garage/ Extensive Parking Forecourt**
- **Rako Mood Lighting In Principal Rooms / Cul De Sac Position/ Open Aspect To Front**
- **Deluxe Furnished Cloakroom / Large Private Mature Rear Garden**
- **PVC Double Glazed Windows/ Oil Fired Central Heating**



## ACCOMMODATION

### GROUND FLOOR

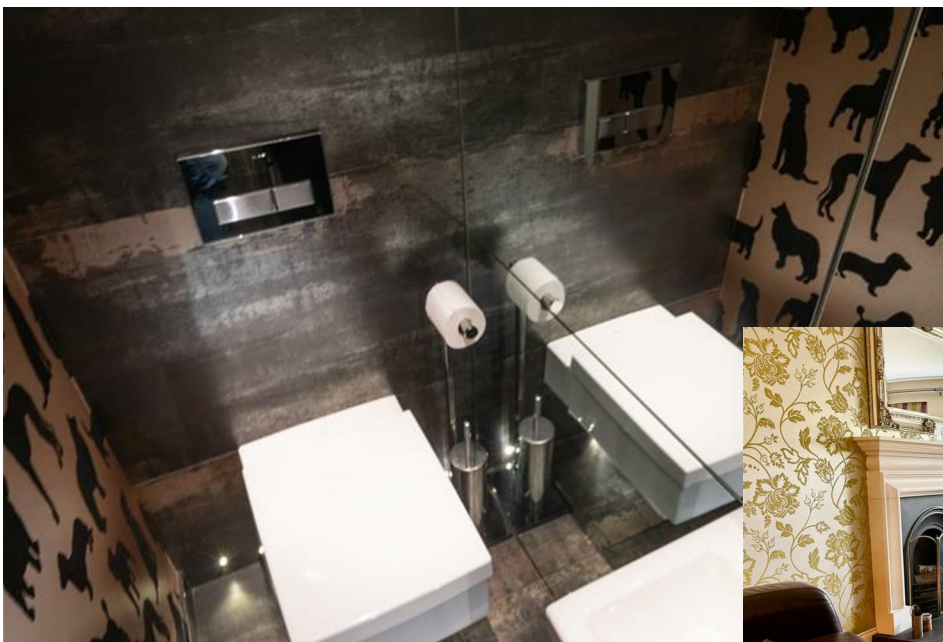
Composite front door with double glazed fan light into:-

#### SPACIOUS WELL PRESENTED ENTRANCE HALL

Bespoke fitted understair storage bays. Tiled floor.

#### FURNISHED MODERN CLOAKROOM

Comprising wall hung floating vanity unit with monoblock waterfall style tap. Gerbit wall push w.c. Feature mirrored accent wall.



#### FAMILY ROOM 12'3" x 11'3"

Dual window aspect. Exposed hardwood flooring. Feature Inglenook style fireplace. Wired for 5.1 surround sound. Presently used as home office.



## **LOUNGE 17'6" x 10'3"**

Attractive cast iron horseshoe style fireplace with a Chesneys Georgian Fireplace. Dual window aspect. Quality oak hardwood exposed flooring extending through arch into:-



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

Dual window aspect.

## **LUXURY BESPOKE FITTED KITCHEN 17'3" x 10'6"**

Luxury McGowan Brooks bespoke fitted kitchen equipped with a comprehensive range of high and low level hand made units with contrasting granite work surfaces and breakfast bar style return. Housing for freestanding fridge freezer. Range style oven with induction hob and overhead extractor fan. Inlaid sink with swan neck flexible hose style mixer tap. Integrated Neff dishwasher, Neff sliding door oven, Neff combi microwave oven and wine cooler. Matching under counter freestanding moveable centre Island. Recessed led plinth lighting Concealed matching utility room accessed through 'secret door'



## **UTILITY ROOM 11'10" x 4'6"**

Fitted with a comprehensive range McGowan Brooks bespoke high and low level fitted units with contrasting quality granite work surfaces. Single drainer sink unit with swan neck mixer tap. Plumbed for washing machine and space for tumble dryer. Tiled floor.

## **SUN LOUNGE 16'4" x 13'7"**

Cast iron modern wood burning stove on slate hearth. Twin PVC double glazed doors to garden and patio. Recessed low voltage lighting. Wired for 5.1 surround sound and pre-wired for electric blinds.



## **FIRST FLOOR**

### **SPACIOUS LANDING AREA**

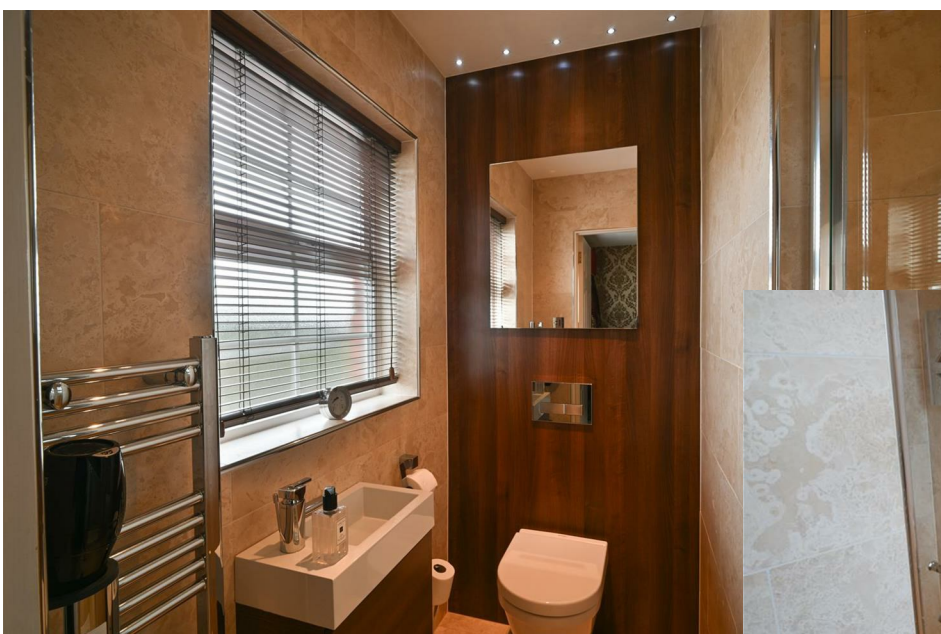
Access to roof space via Slingsby style ladder. Partial flooring and light.

### **BEDROOM 1 15'6" x 11'6"**

Dual window aspect.

### **DELUXE CONTEMPORARY EN SUITE**

Comprising gerbit wall push w.c with walnut effect accent wall. Floating vanity unit in walnut effect finish with monobloc tap and shower enclosure with electric shower unit. Tiled floor. Fully tiled walls. Under floor heating. Chrome vertical towel radiator.



## **BEDROOM 2 15'6" x 11'6"**

Dual window aspect.

## **BEDROOM 3 11'8" x 8'9"**

Fitted wall to wall modern slide robes.

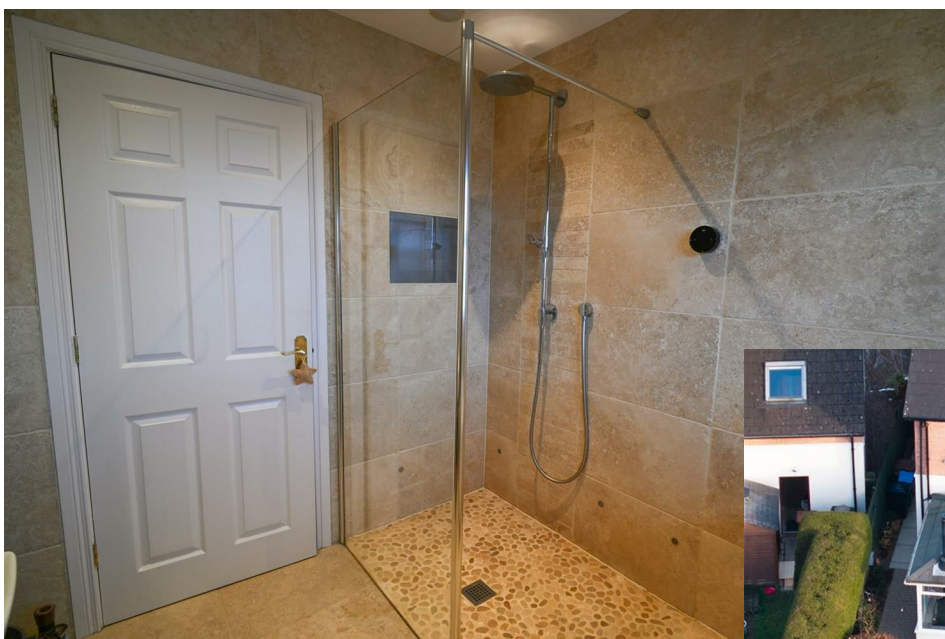
## **BEDROOM 4 11'8" x 9'9"**

Bespoke range of wall to wall fitted wardrobes.



## **LUXURY FOUR PIECE FAMILY BATHROOM**

Comprising Sottini button flush w.c, modern vanity unit with monoblock tap, corner bath, open wet room style shower enclosure with Mira digital drench style shower and hand shower attachment. Underfloor heating. Chrome vertical towel radiator.



## **OUTSIDE**

Neat well maintained garden to front in lawn. Extensive private parking forecourt. Suitable for a number of vehicles. Large private mature rear garden laid in lawn screened by mature conifers and perimeter fence. Extensive brick paved patio / terrace with brick paved walkway a perfect space for family barbecues and evening entertaining with extensive garden lighting.

## **ATTACHED GARAGE 18'2" x 10'8"**


With electric operated roller shutter door. Power and light.



**You Talk. We Listen.**

**T: 028 9318 0002**

**[Fiona.hannah@themortgageshop.net](mailto:Fiona.hannah@themortgageshop.net)**

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.**



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.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.