

## 2 The Old Stables, Ballyclare, BT39 9WW



- **Detached Family Home**
- **4 Bedrooms/ 2+ Reception Rooms**
- **Highly Sought After Semi Rural Location**
- **Luxury Fully Fitted Kitchen With Dining Aspect**
- **Master Bedroom With Luxury En Suite**
- **Luxury Modern Family Bathroom**
- **Prime Corner Site**
- **Ground Floor Cloakroom/ Utility Room**
- **Detached Garage**
- **PVC Double Glazed Windows/ Oil Fired Central Heating**

**PRICE Offers Over £265,000**

*Positioned within the highly regarded Ballyrobert Village. Situated on a prime corner site with private secluded gardens. This beautifully maintained detached 4 bedroom family home boasts a fully fitted shaker kitchen with separate utility room, furnished ground floor cloakroom, luxury en suite plus a luxury family bathroom. Benefitting from fixed solar panels providing lower energy costs and yearly fixed returns an early viewing is highly recommended.*

**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Ballymena  
3 Fenaghy Road  
BT42 1HW  
Tel: (028) 2565 5733

Glengormley  
18 Carmoney Road  
BT36 6HN  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

Composite PVC front door into:-

#### SPACIOUS WELL PRESENTED ENTRANCE HALL 20'1" x 11'9"

At max. Tiled floor.

#### FURNISHED CLOAKROOM

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



#### LOUNGE 19'6" x 11'6"

Attractive horseshoe style cast iron fireplace with oak surround. Feature timber clad accent wall. Twin PVC double glazed doors to garden and patio area. Quality exposed hardwood flooring extending into:-

#### GARDEN ROOM 12'0" x 10'6"

Cast iron wood burning stove with slate hearth. Twin French PVC double glazed doors to patio and garden.



#### LUXURY SHAKER KITCHEN 15'0" x 12'6"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. A host of integrated appliances including eye level Neff double oven with separate 5 ring gas hob. Overhead extractor fan housed in stainless steel canopy and stainless steel splashback. Dishwasher and fridge freezer. Single drainer sink unit and vegetable sink with mixer taps. Fixed breakfast bar style return for casual dining. Downlighters. Under unit lighting. Skirting lighting. Tiled floor. Dual window aspect.

#### UTILITY ROOM 5'10" x 5'5"

Stainless steel sink unit. Fixed low level base units. Plumbed for washing machine. Tiled floor.

### FIRST FLOOR

Ladders to floored loft with light.

#### BEDROOM 1 12'10" x 11'6"

Dual window aspect. Built in double mirrored sliderobe.



## MODERN EN SUITE

Comprising wash hand basin in modern vanity unit, Button flush w.c. and large shower enclosure with drench shower. Tiled floor. Fully tiled walls.



**BEDROOM 2 10'10" x 9'6"**

**BEDROOM 3 11'1" x 9'6"**

**BEDROOM 4 9'0" x 8'0"**

Presently used as study. Built in robes.



## LUXURY FAMILY BATHROOM

Comprising wash hand basin in modern vanity unit, button flush w.c. and panelled bath with fixed shower screen and drench shower. Tiled floor. Fully tiled walls.



## OUTSIDE

Neat private garden to front in lawn screened by laurel hedgerow.  
Private enclosed garden to rear hard landscaped in brick pavior.  
Driveway to side to:-

## DETACHED GARAGE 16'1" x 11'6"

With automatic roller door. Power and light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.**

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