



65 Ballylinney Road, Ballyclare, BT39 9RH

- Impressive Detached Period Family Home
- Three Separate Reception Rooms
- Family Bathroom With Four Piece Suite
- Sweeping Driveway; Detached Garage
- Generous Sized Gardens Front, Side And Rear
- Four Well Proportioned Bedrooms
- Modern Fitted Kitchen; Conservatory
- Oil Heating; Double Glazing
- Detached Snooker Room; Open Arch To Bar
- Adjoining Paddock With Two Bay Stable Block

Offers Over £395,000

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Glass panelled double doors with matching side screen. Tiled floor. Glass panelled door with matching side screen leading to:

#### ENTRANCE HALL

Wood laminate floor covering. Return stairwell to first floor.

#### FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and concealed cistern WC. Half tiling to walls. Tiled floor.

#### LOUNGE 16'5" x 13'3" (plus bay)

Dual aspect windows. Bow bay window to front elevation. Open fire in marble fireplace with granite inset, matching hearth and carved mahogany surround.

#### FAMILY ROOM 13'2" x 9'11" (plus bay)

Open fire in decorative brick fireplace with tiled hearth. Bow bay window to front elevation. Solid timber flooring.

#### DINING ROOM 12'11" x 11'11"

Brick inglenook recess with cast iron multi fuel burning stove on quarry tile hearth. Solid timber flooring. Access to hot press. Open arch to kitchen. Separate open arch leading to:



### **CONSERVATORY 13'7" x 11'8" (wps)**

In PVC double glazed frame. Solid timber flooring.

### **KITCHEN 12'3" x 11'10"**

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Colour coded sink unit with draining bay. Integrated Neff touch screen ceramic induction hob with extractor hood over. Integrated Bosch oven. Integrated fridge freezer. Space for wine fridge. Plumbed for automatic washing machine. Space for tumble dryer. Splash back tiling to walls. Tiled floor. PVC double glazed door to driveway and rear garden.

### **FIRST FLOOR**

#### **LANDING**

Stained glass feature window to half landing. Access to roof space.

#### **BEDROOM 1 16'5" x 13'3" (plus bay)**

Dual aspect windows. Bow bay window to front elevation. Elevated rural views. Fitted wardrobes.

#### **BEDROOM 2 13'2" x 10'1" (plus bay)**

Bow bay window to front elevation. Elevated rural views. Fitted wardrobes and storage.

#### **BEDROOM 3 11'11" x 8'4"**

Open fire in tiled fireplace. Wash hand basin.

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

#### **FAMILY BATHROOM**

White four piece suite comprising panelled corner bath, separate shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Fully tiled walls.

#### **EXTERNAL**

Entrance pillars and double gates leading to sweeping driveway finished in tarmac.

Generous gardens front, side and rear finished in lawn and wide array of mature plants, trees and shrubbery.

Enclosed paved patio/entertainment area.

Timber decked area with brick built barbecue.

Secondary access allowing access to adjoining paddock with two bay stable block.

Paved service area with boiler house and twin PVC oil storage tanks.

Coal store.

Bin store.

#### **DETACHED DOUBLE GARAGE 20'6" x 17'5"**

Twin aluminium roller shutter doors. Power and light.

#### **SEPARATE DETACHED SNOOKER ROOM 24'0" x 18'6"**

Open arch leading to:

#### **BAR 12'2" x 10'6"**

Fitted bar. PVC double glazed door to timber decked area.

#### **FURNISHED CLOAKROOM.**

With two piece suite comprising wash hand basin and WC.

#### **REAR HALL**

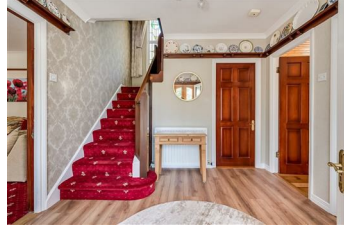
PVC double glazed door to rear garden.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



**Impressive double bay fronted, four bedroom / three+ reception, period detached family home with detached double garage, separate detached snooker room with bar, and paddock with two bay stable block, occupying a prime site enjoying elevated rural views, located on the Ballylinney Road, Ballyclare. The property comprises entrance porch, entrance hall, furnished cloakroom, lounge with open fire, family room with open fire, dining room with multi fuel burning stove, conservatory, modern fitted kitchen, four well proportioned first floor bedrooms, and family bathroom with white four piece suite. Externally the property enjoys sweeping driveway finished in tarmac, detached double garage, detached snooker room with open arch leading to bar, generous gardens front, side and rear, and secondary access allowing access to adjoining paddock with two bay stable block. Other attributes include oil fired central heating and double glazing. Early viewing strongly recommended to avoid disappointment.**



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>	<b>58</b>	<b>62</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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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