

simon**BRIEN**
RESIDENTIAL

19 Tildarg Road,
Ballyclare BT39 9JU



Offers Around £485,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Period Residence & Former Pub Dating Back To 1850, Extensively And Sympathetically Refurbished
- Spacious Living Room
- Country Style Kitchen With Range Of Fitted Appliances
- Four Well Proportioned Bedrooms Including Master With Ensuite Shower Room
- Separate Dining Room
- Utility Room
- Luxury Bathroom Suite
- Downstairs Shower Room
- Study
- Upvc Double Glazed Windows
- Oil Fired Central Heating
- Driveway Parking For Several Vehicles
- Fibre Broadband - Download speed 900mbps, and upload speed of 110mbps
- Spacious Detached Garage / Workshop With Cavity Wall & Double Upvc Doors
- Beautiful Mature Gardens In Lawn With Paved Sitting Area
- Ballyclare 3 Miles, Belfast 15 Miles, Belfast International Airport 13 Miles, Belfast City Airport 20 Miles

SUMMARY

Number 19 Tildarg Road was constructed in 1850, and is positioned in one of County Antrim's most sought after residential locations.

This immaculately presented family home has been sympathetically modernised and updated but retains those important period features. It is set on a spacious mature site and the gardens are set in well-manicured lawns, mature trees and shrub-beds.

Internally the home offers four bedrooms plus study, ensuite to the master bedroom, plus a shower room and bathroom. There are two reception rooms and a kitchen with casual dining space and separate utility room. There is extensive driveway parking and a large spacious cavity wall garage which could be converted for a range of uses subject to planning.

Rarely there is an opportunity to purchase such a fine home with such history and we have no hesitation in recommending immediate inspection of this wonderful property.



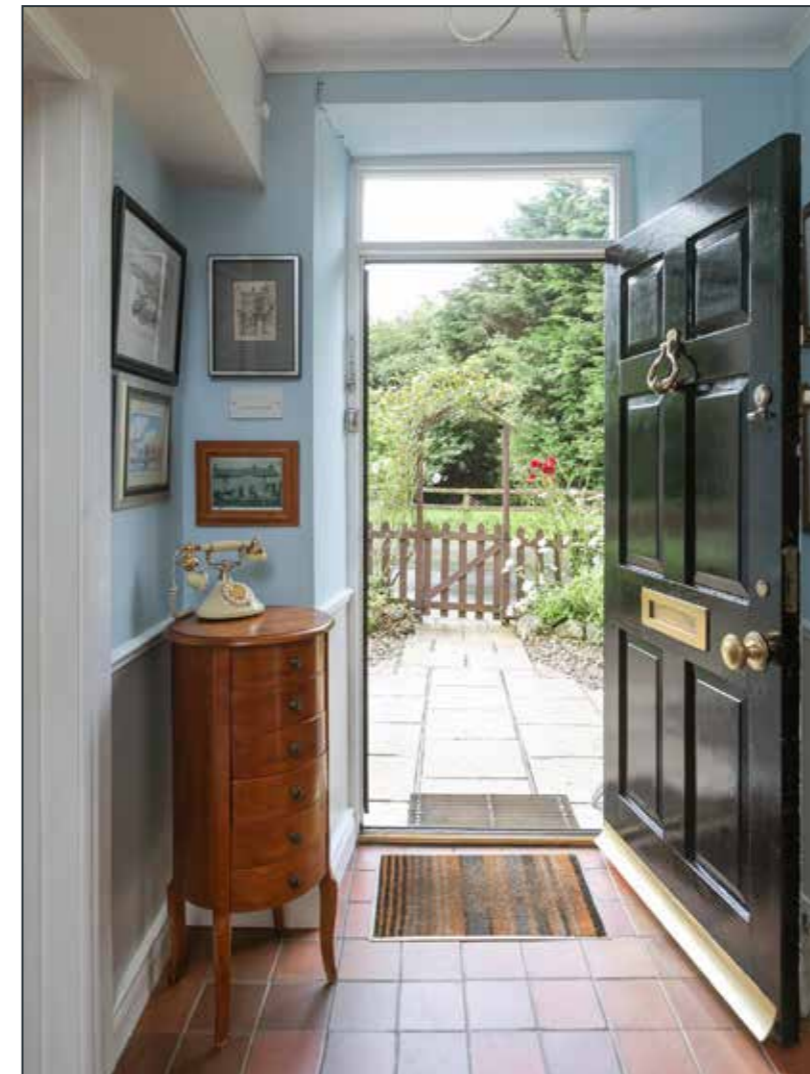
ACCOMMODATION

ENTRANCE

Solid front door to:

ENTRANCE HALL:

Quarry tiled floor.



GROUND FLOOR

**LIVING ROOM:
18' 7" x 13' 5" (5.66m x 4.10m)**

Solid wood floor. Corniced rose. Cast iron fireplace with tiled hearth. Wood panelled walls.



**KITCHEN:
17' 11" x 9' 9" (5.46m x 2.97m)**

Quarry tiled floor. Low voltage spot lighting. Range of high and low level units. Rangemaster double oven. Extractor fan. Old Belfast sink with granite worktops. Integrated dishwasher and Bosch fridge.



**UTILITY ROOM:
9' 8" x 5' 6" (2.95m x 1.68m)**

Quarry tiled floor. Range of high and low level units. Twin Old Belfast sinks. Plumbed for washing machine. Space for tumble dryer and fridge freezer. uPVC door leading outside.

DINING ROOM:
12' 6" x 11' 9" (3.82m x 3.57m)
Solid wood floor. Cast iron fireplace.



STUDY:
11' 10" x 6' 1" (3.61m x 1.86m)



FIRST FLOOR
PRINCIPLE BEDROOM:
24' 3" x 18' 12" (7.38m x 5.78m)
Solid wood floor. Range of built in wardrobes.



FULLY TILED ENSUITE SHOWER ROOM:
Low flush WC. Pedestal wash hand basin.
Shower. Low voltage spot lighting.
Extractor fan.





BEDROOM (2):
11' 4" x 10' 10" (3.45m x 3.31m)
Solid wood floor.



BATHROOM:

Marble tiled floor. Wood panelled walls. High flush WC. Pedestal wash hand basin. Free standing cast iron bath with thermostatic heat sensor. Low voltage spot lighting.



BEDROOM (3):
12' 1" x 11' 4" (3.68m x 3.45m)

Solid wood floor.



BEDROOM (4):
12' 4" x 10' 2" (3.77m x 3.11m)

Solid wood floor.



**FULLY TILED
SHOWER ROOM:**
Low flush WC. Pedestal
wash hand basin.
Shower with rainhead
attachment above.
Extractor fan. Low
voltage spot lighting.



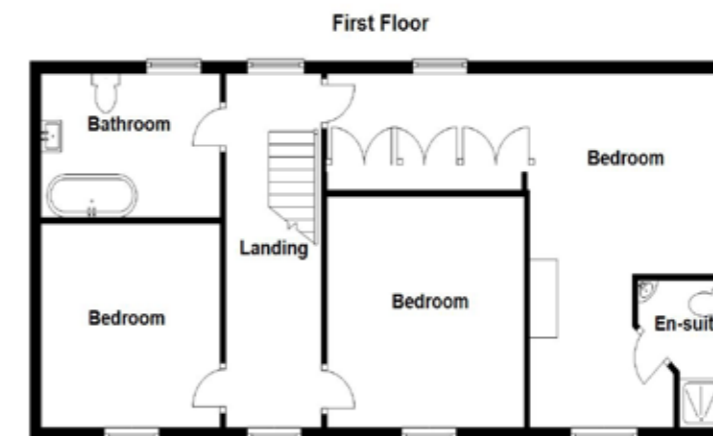
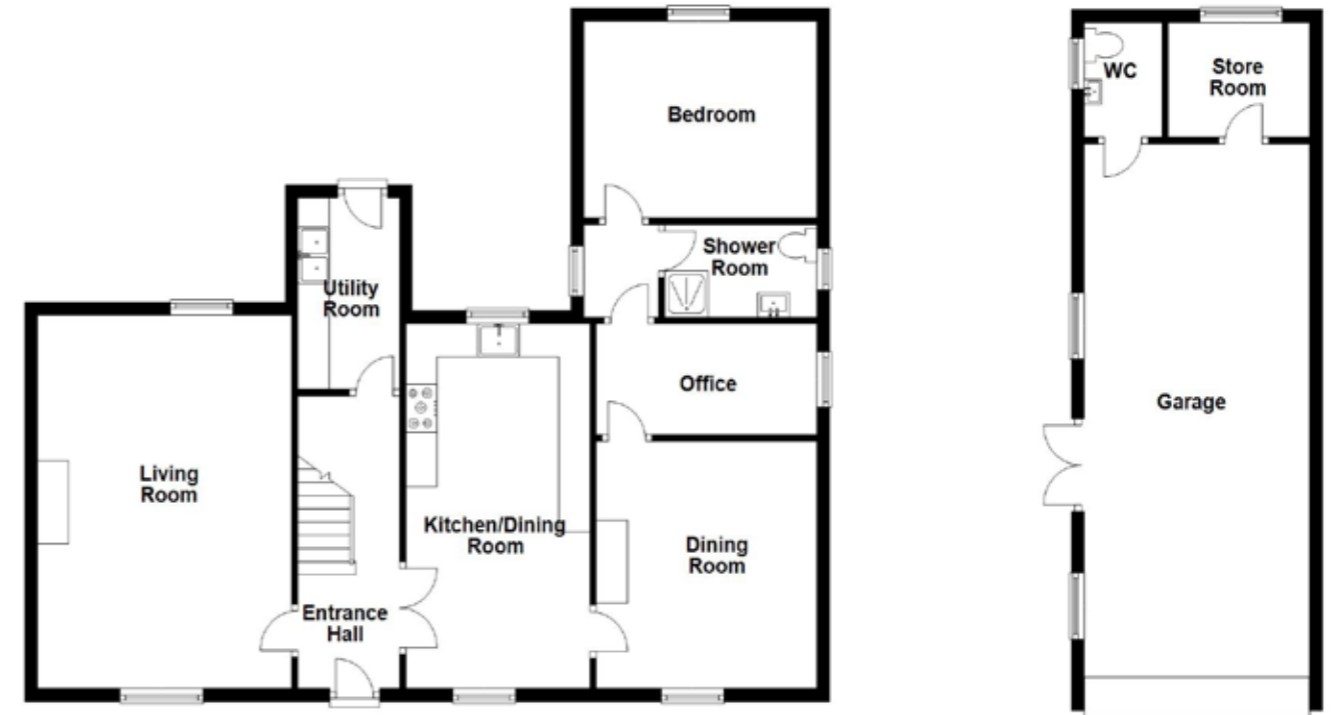


OUTSIDE

**DETACHED GARAGE:
27' 4" x 11' 11" (8.32m x 3.64m)**

Power and light. Twin uPVC doors leading outside. Separate WC. Low flush WC. Pedestal wash hand basin. Store. Concrete pillars to long gravel driveway with parking for several vehicles. Wrought iron entrance gates off paved cobble store. Entrance with paved path to the front and side.

Enclosed front garden with gravel beds and a selection of plants and shrubs. Good sized enclosed rear garden with paved sitting area and garden in lawn with a vast selection of beautiful mature plants and shrubs. Oil fired boiler. Outside tap and light. PVC oil tank.



Location



19 Tildarg Road, Ballyclare, BT39 9JU

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/H/23/SP



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 F	37 F
1-20	G		

EPC REF: 7137-6728-0200-0105-9226

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