

81 Ballycraigy Road, Glengormley, BT36 4SX



PRICE Offers Over £364,950

Situated on a an extensive private site within a highly regarded semi rural location. This contemporary styled detached family home enjoys a well planned living layout incorporating 4 double bedrooms, 2+ receptions, open plan kitchen with living dining aspect including a stunning sun lounge with featured vaulted ceiling and a four piece deluxe family bathroom. Externally there are private landscaped enclosed gardens with patio & terrace areas that are perfect for evening entertaining plus a large double length garage with parking facilities for a variety of vehicles. Early viewing is recommended.

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

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

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

- **Impressive Modern Detached Family Home**
- **4 Bedrooms**
- **2+ Receptions**
- **Private Extensive Mature Site**
- **Spacious Open Plan Living / Kitchen / Dining Layout**
- **Highly Regarded Sought After Semi Rural Location**
- **Superb Sun Lounge With Feature Vaulted Ceiling**
- **Large Double Length Detached Garage**
- **PVC Golden Oak Double Glazed Windows**
- **Luxurious 4 Piece Family Bathroom / Deluxe Ensuite Shower Room**



ACCOMMODATION

GROUND FLOOR

Golden oak PVC front door into:

SPACIOUS ENTRANCE HALL 26'6" x 9'6"

At max. Feature glass block wall

MODERN FURNISHED CLOAKROOM

Button flush w.c, pedestal wash hand basin with mono bloc tap

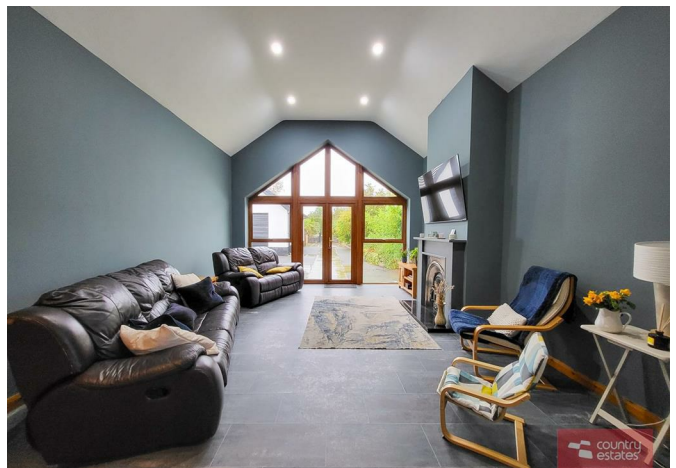


LOUNGE 20'0" x 17'6"

Attractive period style fireplace with gas fire and polished granite hearth.

OPEN PLAN KITCHEN/LIVING/DINING ASPECT 23'6" x 12'

Equipped with a comprehensive range of high and low level fitted shaker style units in ivory finish with contrasting work surfaces, old Belfast style sink with swan neck mixer tap. Integrated eye level oven, space for free standing fridge / freezer, glass display cabinet separate 4 ring hob with concealed overhead extractor fan. Open plan into:



SUNROOM 17'2" x 14'8"

Cathedral style vaulted ceiling. Fireplace with polished granite hearth. Twin French double glazed doors with matching double glazed side screens and triangular double glazed fan light over.

UTILITY ROOM 9'1" x 5'7"

Equipped with a range of high and low level shaker style units. Single drainer stainless steel sink unit. Plumbed for washing machine. PVC double glazed door to side

FIRST FLOOR

Gallery style landing enjoying aspect to feature double glazed gable picture window.



BEDROOM 1 16'3" x 14'1"

Twin double glazed French doors opening to guard rail style balcony

MODERN ENSUITE

Comprising low flush w.c. Pedestal wash hand basin. Quarter rounded fully tiled shower enclosure

BEDROOM 2 12'1" x 12'0"

Feature double glazed fixed sky lights

BEDROOM 3 13'2" x 9'1"

Feature double glazed fixed sky lights

BEDROOM 4 12'0" x 10'9"



DELUXE 4 PIECE FAMILY BATHROOM

Comprising free standing ball and claw roll top bath with telephone shower attachment. Pedestal wash hand basin, button flush w.c and quarter rounded fully tiled shower enclosure

OUTSIDE

Large garden to front with sizeable parking forecourt, driveway to side with ample parking for a variety of vehicles. Large detached double length garage 28'0" x 15'0" At max. Roller shutter door, power and light. Pedestal wash hand basin and low flush w.c. Extensive private landscaped gardens to rear with private paved walkways, large paved patio / terrace area. Perfect for family barbecues and evening entertaining. Lower gardens laid in lawn stocked with a variety of shrubs and trees screened by perimeter fence enjoying views over surrounding countryside



IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(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	



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