

33 Lisglass Road, Ballyclare, BT39 9NW



PRICE Offers Around £525,000

Positioned on an extensive mature private site extending to circa 2 acres. This impressive extended detached farmhouse enjoys a spacious versatile living layout circa 3000 sq ft incorporating 4 bedrooms, with master suite including dressing room and en suite, 3+ receptions, open plan kitchen with living/ dining layout and a guest bedroom with en suite shower room. Externally there is a two storey outbuilding to the rear incorporating an integral garage with kitchen & bathroom suitable for a variety of uses such as home office / studio extending to circa 1339 sq ft. This home will ideally suit the purchaser searching for a property that will suit differing family needs and requirements. With a high level of interest anticipated an early viewing is recommended.

> 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

- **Impressive Detached Extended Family Home**
 - **4 Bedrooms/ 3+ Receptions**
- **Extensive Private Mature Gardens Extending to 2 Acres (Approx)**
- **Quality Open Plan Solid Oak Kitchen With Living/ Dining Aspect**
- **Master Bedroom With Walk Through Dressing Room And En Suite**
 - **Bedroom 4/ Guest Room With En Suite Shower Room**
- **Two Storey Outbuilding & Integral Garage**
- **Highly Sought After Picturesque Rural Location**
- **PVC Double Glazed Windows/ Oil Fired Central Heating**



ACCOMMODATION

GROUND FLOOR

PVC double glazed front door with coloured leaded glass inset and side screens into:-

RECEPTION STYLE PORCH 13'3" x 12'6"

Slate tiled floor. Exposed timber panelled ceiling. Views over gardens to front. Entrance door into:-

INNER HALLWAY

Exposed wooden floor. Understairs storage cupboard.

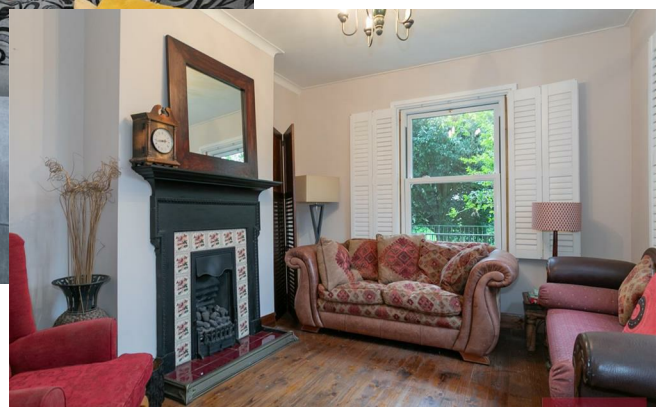


LIVING ROOM 12'9" x 10'10"

Exposed wooden floor. Dual window aspect. Attractive cast iron fireplace with ornate tiled inset and tiled hearth with gas fire inset.

LOUNGE 13'0" x 12'5"

Exposed wooden floor. Dual window aspect. Attractive cast iron fireplace with ornate tiled inset and tiled hearth with gas fire inset.



DINING ROOM 23'11" x 12'4"

Into bay window. PVC double glazed French doors to decked area and gardens. Attractive Inglenook style fireplace with ornate carved wooden surround, gas fire inset and quarry tiled hearth.



OPEN PLAN FARMHOUSE STYLE KITCHEN/ LIVING/ DINING 21'5" x 27'1"

At max. Equipped with a range of bespoke quality fitted solid oak kitchen cupboards in contrasting oak and ivory coloured finish with co-ordinating work surfaces. Space for range style cooker in brick built canopy with solid wooden over mantle. Welsh style dresser unit with integrated wicker bread baskets. Large centre island for casual dining with granite worktop and inlaid Old Belfast Style sink with antique style mixer tap. Integrated wine cooler. Tiled floor. Open plan into:-

LIVING/ DINING AREA

With feature vaulted ceiling. Brick built floor to ceiling fireplace with cast iron multi fuel stove and brick hearth. Twin PVC double glazed doors to courtyard, barbeque area and gardens.



REAR HALL

MODERN SHOWER ROOM

Comprising vanity unit in petrol blue finish, button flush w.c. and large open shower enclosure with fixed floor to ceiling glass screen. Windsor patterned tiled floor. Complementary wall tiling.



UTILITY ROOM 9'7" x 7'5"

Single drainer sink unit. Plumbed for washing machine.

GUEST BEDROOM/ BEDROOM 4 18'3" x 8'1"

Wall to wall bespoke fitted modern sliderobes. Quality laminate flooring.

EN SUITE SHOWER ROOM

Comprising pedestal wash hand basin, button flush w.c. and large fully tiled shower enclosure. Part tiled walls.



FIRST FLOOR

SPACIOUS LANDING AREA

With exposed wooden floor.

BEDROOM 1 12'9" x 9'10"

Dual window aspect.

WALK THROUGH DRESSING ROOM 12'9" x 11'0"

Bespoke range of fitted sliderobes in walnut effect finish. Open to:-

EN SUITE SHOWER ROOM

Comprising his and hers sinks in high gloss modern floating vanity units. Wall push w.c. and large shower enclosure with fixed full height glass sliding screen.



BEDROOM 2 13'0" x 12'4"

Exposed wooden floor. Dual window aspect. Fitted three bay mirrored sliderobes.

BEDROOM 3 12'8" x 9'8"

VICTORIAN STYLE FAMILY BATHROOM

Comprising freestanding roll top ball and claw bath with telephone shower attachment. Low flush w.c, pedestal wash hand basin and quarter rounded shower cubicle. Fully tiled. Feature painted panelled walls. Tiled floor.



OUTSIDE

Extensive mature private gardens laid mostly in lawn extending to circa 2 acres and screened by a variety of trees. Sweeping driveway to front to parking forecourt with separate secondary access to front leading to forecourt and outbuilding.

Extensive parking facilities for a variety of vehicles.

Well stocked gardens to rear with a variety of plants and shrubs. Private patio/ terrace area with brick built barbeque/ pizza oven. Perfect for family barbeques and evening entertaining. Large private decked area to side accessed from dining room. Brick paved walkways through gardens to ornamental ponds and footbridges.

OUTBUILDING/ GARAGE TO REAR

This outbuilding is essentially heated by LPG. Two storey outbuilding with Integral garage suitable for a variety of uses such as games room / studio / home office etc.

STUDIO 28'5" x 12'7"

(Stairwell to first floor) Laminate flooring. Presently used as yoga studio.

KITCHEN 6'1" x 5'10"

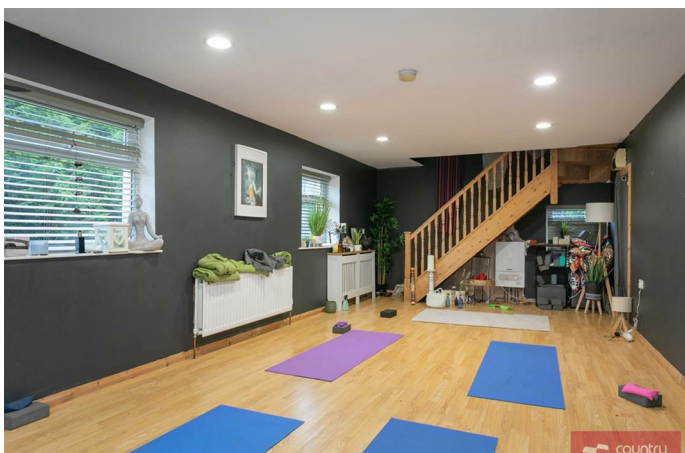
Single drainer sink unit. Plumbed for washing machine.

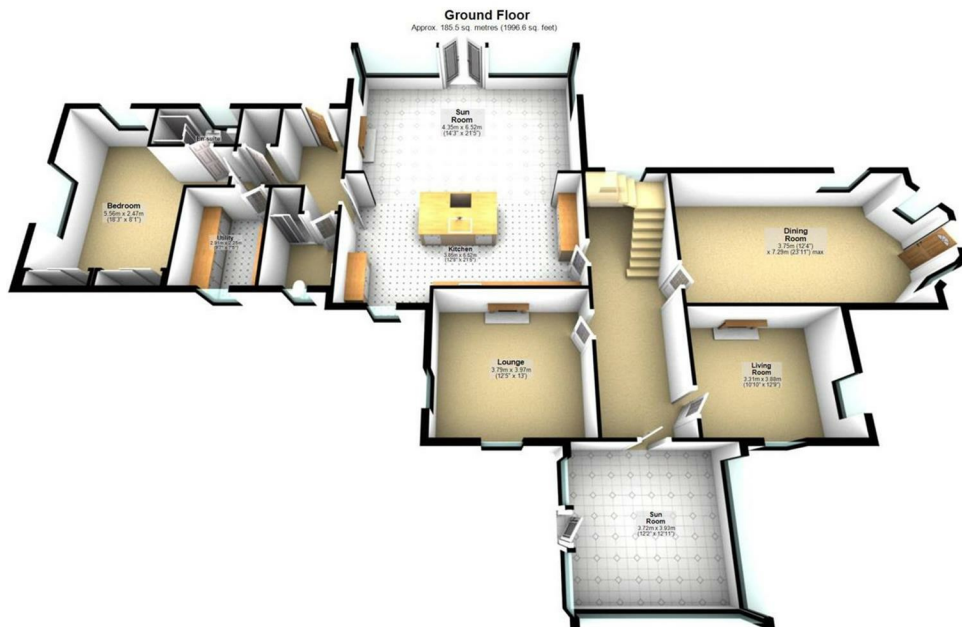
SHOWER ROOM

Comprising pedestal wash hand basin, button flush w.c. and shower enclosure.

FIRST FLOOR 28'5" x 12'7"

Laminate flooring. Excellent storage facility suitable for a variety of uses.





Total area: approx. 403.1 sq. metres (4339.4 sq. feet)

Photography and Floor Plans by houseflyni.co.uk

Plan produced using PlanItUp

33 Lisglass Road, Ballyclare

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	19	31
(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.

The Mortgage Shop
You Talk. We Listen.
T: 028 9318 0002
Fiona.hannah@themortgageshop.net

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.

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