

## 3B Browndod Road, Ballyclare, BT39 0SY



### PRICE Offers Over £499,950

*Positioned within a popular convenient rural location approximately 30 minutes from Belfast City Centre. This superb detached family home extends to 3258 sqft and enjoys a spacious well planned living layout incorporating 6 bedrooms, 3+ receptions, luxury 'Nobilia' fitted kitchen, 3 en suite bathrooms and a master suite with walk through dressing room. There is also a detached self contained 2 bedroom studio annex of 854sqft that will suit a variety of uses including home office or guest accommodation if required. The small holding extends to circa 10 acres with large agricultural barn comprising 4 bay stable block and heated kennels plus a gravel riding paddock 40' X 20'.*

*Homes of this calibre are seldom listed and this property is ideal for the purchaser interested in equestrian pursuits and is looking for the perfect location for their forever home.*

**> 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

- **Superb Small Holding Extending To Circa 10 Acres**
  - **Impressive Detached Chalet Villa**
    - **6 Bedrooms/ 3+ Receptions**
- **Luxury Contemporary 'Nobilia' Open Plan Kitchen /Living/  
Dining Aspect**
  - **3 Deluxe En Suite Bathrooms**
  - **Detached Self Contained Studio Annex**
- **Detached Agricultural Barn With Four Bay Stable Block  
And Heated Kennels**
  - **Gravel Riding Paddock 40' X 20'**
  - **Highly Regarded Peaceful Rural Location**
  - **Far Reaching Views Over Surrounding Countryside**





## ACCOMMODATION

### GROUND FLOOR

Mahogany effect PVC front door with double glazed side screens into:-

#### SPACIOUS WELL PRESENTED ENTRANCE HALL

With exposed quality solid French oak flooring with feature vaulted full height ceiling.



#### LOUNGE 14'10" x 14'4"

Dual window aspect enjoying views over fields and paddock. Attractive sandstone fireplace with matching hearth and gas fire inset. Quality rustic walnut effect laminate plank flooring.

#### DINING ROOM 14'6" x 10'6"

Dual window aspect. Quality 'Egger' herringbone laminate flooring.



## LUXURY CONTEMPORARY OPEN PLAN 'NOBILIA' KITCHEN/ LIVING/ DINING ASPECT 23'6" x 19'5"

Equipped with a comprehensive range of high and low level fitted units in matt grey finish with contrasting quality Siquastone quartz work surfaces and upstands. Inlaid Franke stainless steel sink unit with quooker boiler tap. A host of integrated Bosch appliances including eye level oven, combi microwave oven, dishwasher, fridge and freezer. LED recessed under cabinet lighting. Fixed centre island with inlaid induction hob and downdraft extractor fan with breakfast bar style return. Low voltage lighting. Porcelain tiled floor. Open plan into:-



## SUN LOUNGE 13'9" x 12'4"

Dovre cast iron multifuel stove with feature slate tiled accent panels.



## UTILITY ROOM 11'1" x 8'2"

Fitted with a range of high and low level units in gloss grey finish with contrasting wood effect work surfaces. Single drainer sink unit with swan neck mixer tap. Plumbed for washing machine. PVC double glazed door to courtyard/ terrace area.

## HALLWAY

With large walk in shelved hot press. Tiled floor.



### **BEDROOM 1 14'8" x 11'1"**

Built in double mirrored sliderobe. Quality oak effect laminate plank flooring.

### **BEDROOM 2 14'4" x 11'0"**

Full length built in sliderobe with mirrored centre. Grey coloured laminate flooring.



### **BEDROOM 3 14'8" x 12'3"**

Built in double mirrored sliderobe. Quality oak effect laminate plank flooring.

### **DELUXE EN SUITE**

Comprising wall hung floating vanity unit in gloss white and monobloc tap, large shower enclosure with thermostatically controlled shower and button flush w.c. Fully tiled walls and tiled floor.



### **BEDROOM 4 14'4" x 11'6"**

Built in double mirrored sliderobe. Quality oak effect laminate flooring. Dual window aspect.

### **DELUXE EN SUITE**

Comprising pedestal wash hand basin with monobloc tap, large shower enclosure with thermostatically controlled shower and button flush w.c. Fully tiled walls with decorative coloured glass border trim. Tiled floor.

### LUXURY FOUR PIECE FAMILY BATHROOM

Comprising button flush w.c, panelled bath with shower attachment, pedestal wash hand basin with monobloc tap and quarter rounded shower cubicle. Fully tiled walls. Tiled floor.



### SPACIOUS GALLERY STYLE LANDING

With three skylight windows.

### BEDROOM 5 17'3" x 13'0"

At max. Quality distressed white washed effect laminate flooring. Twin skylight windows.

### FIRST FLOOR

### BEDROOM 6 17'3" x 16'6"

Quality grey coloured laminate flooring. Dual window aspect.

### WALK THROUGH DRESSING ROOM 11'5" x 7'8"

Full heights built in mirrored sliderobe.

### ADJACENT FOUR PIECE LUXURY EN SUITE

Comprising bath with shower attachment, pedestal wash hand basin, quarter rounded shower cubicle with thermostatically controlled shower and button flush w.c. Fully tiled walls. Tiled floor.



## OUTSIDE

Matching pillars with twin electric entrance gates to long sweeping driveway edged by lawns and ranch style fence. Leading to extensive parking area suitable for a number of vehicles.

Private paved patio/ terrace area to rear of main property. Surrounding lands including gravel riding paddock and fields extending to approximately 10 acres.

## BARN 61'8" x 30'3"

With roller shutter door. Power and light. Incorporating 4 bay stable block with drinkers and 5 heated dog kennels.

## DETACHED SELF CONTAINED STUDIO

Comprising 2 bedrooms, open plan living/ kitchen/ dining area and shower room.

## LOUNGE/ DINING AREA 23'1" x 7'4"

At max. PVC double glazed door to rear. Open plan into:-

## KITCHEN 10'2" x 9'11"

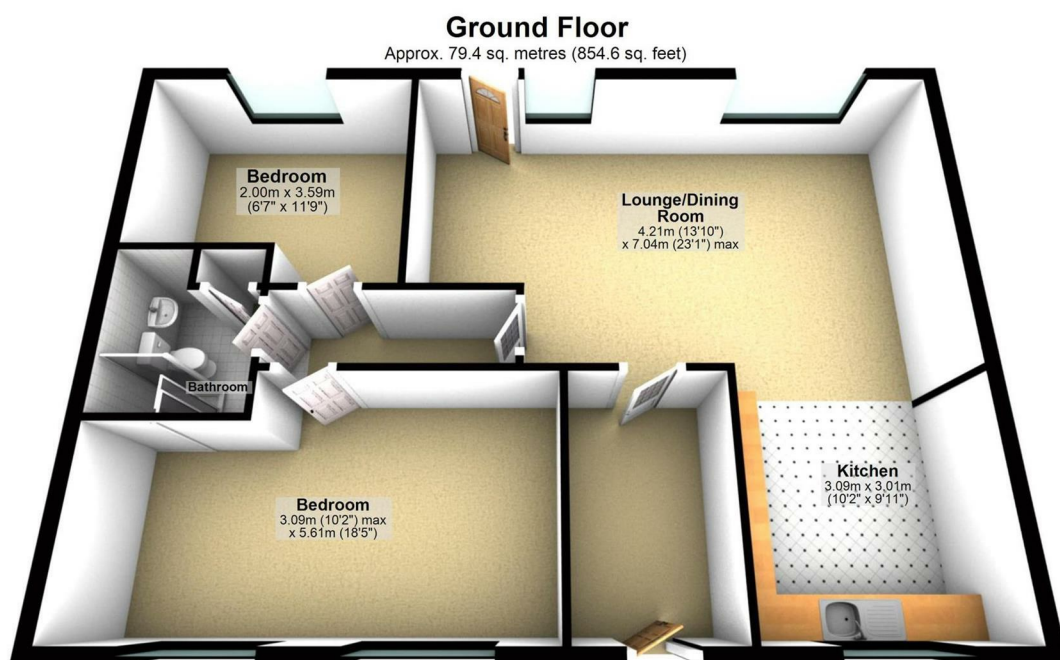
Fitted with a range of high and low level pine effect units with contrasting work surfaces. Single drainer stainless steel sink unit. Plumbed for washing machine.

## BEDROOM 1 18'4" x 10'0"

## BEDROOM 2 11'7" x 10'0"

## SHOWER ROOM

Comprising low flush w.c, pedestal wash hand basin with tiled splashback and fully tiled shower enclosure with electric shower.



Total area: approx. 79.4 sq. metres (854.6 sq. feet)

Photography and Floor Plans by houseflyni.co.uk  
Plan produced using PlanUp.

**The Cottage, 3b Browndod Road, Ballyclare**





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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