

28 Tildarg Road South, Ballyclare, BT39 9JX



PRICE Offers Over £285,000

Positioned on a large private mature site extending to approximately 0.5 acre within a highly regarded rural location. This spacious double fronted detached family home enjoys a well planned living layout comprising 3 bedrooms, 3+ receptions, open plan kitchen with casual dining aspect and utility room. The property benefits from extensive well stocked mature gardens with far reaching unspoilt views over the surrounding countryside. Additionally for those purchasers searching for a home with a commercial aspect there is a separate large detached workshop (30'9" x 18' approx) with lorry height door and private parking facilities for a number of vehicles.

> **Sales** > **New Homes** > **Commercial** > **Rentals** > **Mortgages**

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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

- **Detached Double Fronted Family Home**
 - **3 Bedrooms**
 - **3+ Reception**
- **Extensive Mature Site Of Approximately 0.5 Acre**
 - **Large Detached Lorry Height Workshop**
 - **Highly Regarded Picturesque Rural Location**
- **Far Reaching Views over Surrounding Countryside**
 - **Integral Garage with Parking Forecourt**
 - **Dual Oil Fired & Solid Fuel Heating**

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Open covered entrance. Mahogany effect PVC door with twin leaded double glazed side screens into:-

SPACIOUS ENTRANCE HALL

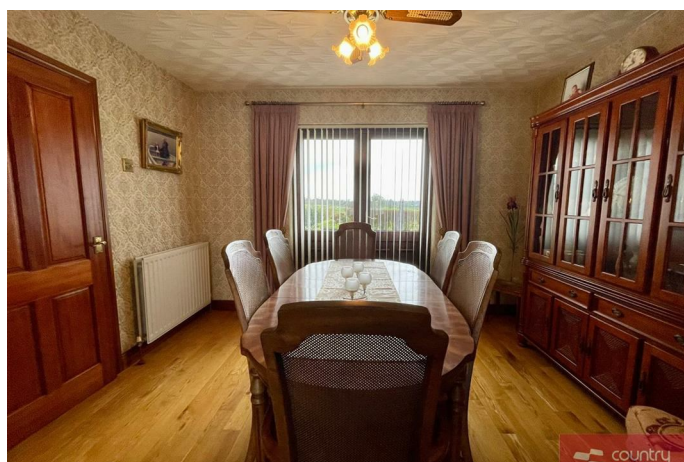
Tiled floor. Understairs storage cupboard. Feature half panelled wall.

LOUNGE 13'4" x 11'7"

Attractive Tiled fireplace with matching hearth and piped for gas fire. Solid quality exposed wooden floor. Dual wall facility. Open plan through to:-

DINING ROOM 10'7" x 11'7"

Twin PVC double glazed doors to patio and extensive gardens.



OPEN PLAN KITCHEN 16'8" x 11'6"

Equipped with a range of high and low level fitted units. Twin glass display cabinets and fixed 'L' shaped breakfast bar return for casual dining. Single drainer stainless steel sink unit with swan neck tap. Separate Integrated 4 ring gas hob. Solid fuel 'Tirolia' range cooker linked to central heating. Tiled floor. Open plan to:-

FAMILY ROOM 11'7" x 9'8"

Laminate flooring.

UTILITY ROOM 9'3" x 7'7"

Fitted twin modern storage units. Plumbed for washing machine. Tile effect PVC panelled walls. Tiled floor. Service door into:-

INTEGRAL GARAGE 16'7" x 11'4"

Power and light. New Grant boiler installed December 2023.

FURNISHED CLOAKROOM

Comprising low flush w.c. and modern sink unit. PVC panelled ceiling. Tile effect PVC panelled walls.

FIRST FLOOR

GALLERY STYLE LANDING

FOUR PIECE BATHROOM SUITE

Comprising pedestal wash hand basin, low flush w.c, step in shower unit and corner bath. Fully tiled walls. Direct Access into Bedroom 1.

BEDROOM 1 14'8" x 9'8"

Equipped with an extensive range of built in bedroom furniture.



BEDROOM 2 12'3" x 10'4"

Built in double wardrobe.

BEDROOM 3 12'3" x 9'8"

Built in double wardrobe. Picture window enjoying far reaching views over gardens and surrounding countryside to rear.

TWO STOREY WORKSHOP 39'8" x 18'0"

Lorry height roller shutter door. Access to roof space. Electric and lighting. Storage area to rear. Externally there is a private parking courtyard suitable for a variety of vehicles.

OUTSIDE

Extensive mature site extending to approximately 0.5 acre set mainly in lawn and stocked with a variety of shrubs and mature trees.

Twin gates with sweeping driveway leading to integral garage with parking forecourt. Separate driveway with twin pillars leading to Two storey workshop with private parking courtyard suitable for a variety of vehicles.





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