

## 204A Ballycorr Road, Ballyclare, BT39 9UG



### PRICE Offers Around £425,000

*Positioned on a mature private secluded site within a popular rural location close to Ballyclare town centre. This superb modern detached family home is a bespoke architecturally designed property that enjoys a spacious living layout extending to circa 3000 sq ft. With four first floor bedrooms, two attic rooms on the second floor and three receptions, this house will suit differing family needs. Externally there is an integral garage plus basement and a private secluded garden with courtyard style hard-landscaped are with glass balustrades enjoying views over adjacent river and beyond. Finished with a high internal specification throughout including under floor heating, mechanical ventilation and heat recovery system and boasting lots of individual design features seldom found in new homes. 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 Family Home**
  - **4/6 Bedrooms/ 3+ Receptions**
  - **Superb Second Floor Conversion**
- **Open Plan Modern Kitchen/ Living/ Dining Aspect**
  - **Highly Regarded Rural Location**
- **Master Bedroom With En Suite And Outside Balcony/ Luxury Contemporary Four Piece Family Bathroom**
  - **Beam Vacuum System**
- **Integral Garage With Electric Doors**
- **Modern Utility Room/ Furnished Cloakroom**
- **Private Mature Site With Decked Area & Glass Balustrade**



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH 5'10" x 4'3"

Stable style front door. Tiled floor. Alarm panel.

#### ENTRANCE HALL

Glazed entrance door with matching glazed side panel. Into well presented spacious tiled hallway with feature curved glass window and two small architecturally designed feature windows. Wooden panelled accent walls. Curved staircase to first floor with feature display alcove. Understairs storage cupboard.



#### LOUNGE 14'7" x 18'0"

With attractive ornate Italian marble classical Roman fireplace with granite hearth and gas fire inset. Wired for surround sound. PVC doors to garden. Twin glazed doors to dining room. Glazed side panel to hallway. Engineered Oak flooring. Recessed spotlighting to ceiling.

#### DINING ROOM 10'8" x 11'10"

With engineered Oak flooring. Curved wall to hallway. Feature window to hallway. Dimmer switch control lighting.



## SITTING ROOM 13'0" x 10'11"

With large picture style windows with open aspect. Glazed side panel to hallway. Engineered Oak flooring.



## OPEN PLAN MODERN KITCHEN/ LIVING AREA 21'11" x 8'5"

Equipped with a comprehensive range of high and low level cream coloured fitted units with contrasting granite worksurfaces. Inlaid 1 1/4 bowl stainless steel sink unit with stainless steel mixer tap. Space for Range style oven with colour coded extractor fan housed in canopy. Integrated appliances including fridge / freezer. Plumbed for dishwasher. Saucepan drawers. Wine rack. Twin glazed display units and plate rack. Part tiled walls and black slate effect tiled floor. Open plan to Living / dining area with feature corner window overlooking garden. Recessed spotlighting to ceiling. Service door to garage.



## UTILITY ROOM

Fitted with a matching range of low level cream units and tall broom cupboard with contrasting worksurfaces and inlaid 1 1/4 bowl stainless steel sink unit and drainer. Plumbed for washing machine. Space for tumble drier. Black slate effect tiled flooring.

## FURNISHED CLOAKROOM

With low flush w.c and wash hand basin. Splashback tiling. Black slate effect tiled flooring.



## FIRST FLOOR

### LANDING

Curved Staircase to spacious second floor landing . Recessed Spotlighting to ceiling.

### BEDROOM 1 14'7" x 18'0"

With double PVC doors to balcony overlooking gardens. En-suite shower room. Walnut semi solid wooden flooring. Vaulted ceiling with recessed spotlighting. Panic button for security alarm activation.

### EN SUITE SHOWER ROOM

Modern three piece white suite comprising low flush w.c., wash hand basin and shower to enclosed tiled corner cubicle. Bathroom cabinet with mirror, light and shaving socket. Heated towel rail. Eaves storage. Tiled walls. Tiled flooring. Velux window.



### **BEDROOM 2 20'1" x 10'4"**

at max. Understairs storage cupboard. Built in feature shelving. Semi solid walnut wooden flooring.

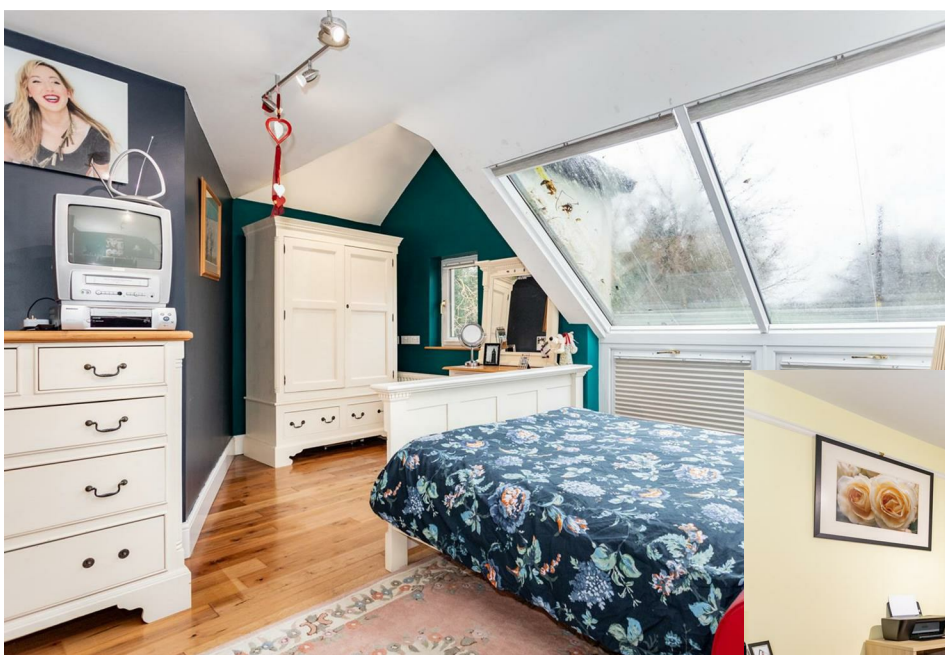


### **BEDROOM 3 16'8" x 13'6"**

Large picture feature windows with twin sky lights. Semi solid wooden flooring. Part vaulted ceiling.

### **BEDROOM 4 10'8" x 11'10"**

Presently used as home office. With picture rail. Walnut semi solid wooden flooring. Curved wall to landing.



## **DELUXE BATHROOM 12'6" x 7'10"**

Four piece white suite comprising low flush w.c, wash hand basin, free standing modern Rocca bath with floor mounted telephone style shower attachment. Fully tiled enclosed shower corner cubicle. Fitted Bathroom cabinet with mirror, light and shaving socket. Heated towel rail. Feature radiator. Tiled walls. Tiled flooring. Spot lighting to part vaulted ceiling.



## **SECOND FLOOR**

### **LANDING**

Linen cupboard with shelved storage. Velux roof window.

### **BEDROOM 5 / HOME OFFICE 20'0" x 7'10"**

Room currently used as home office. Semi solid wooden flooring. Two velux windows and escape window on gable wall.

### **BEDROOM 6 / PLAYROOM 10'9" x 10'8"**

With door to store room. Semi solid wooden flooring. Velux window. Lends itself to a variety of uses eg playroom / study / craft room.



## **OUTSIDE**

Accessed via gates leading to paved driveway to front of property. Private hardlandscaped garden to rear with lawn to side with possible access to river. Terrace / decked area with gazebo having power and light. Screened by glass balustrades overlooking adjoining low lying river. Bounded by wooden fencing, a variety of mature trees and hedging. Outside lights. Outside tap.

## **INTEGRAL GARAGE 9'10" x 20'1"**

With two electric up and over doors (remote controlled) allowing access to park at rear. Inside tap. Power and light.

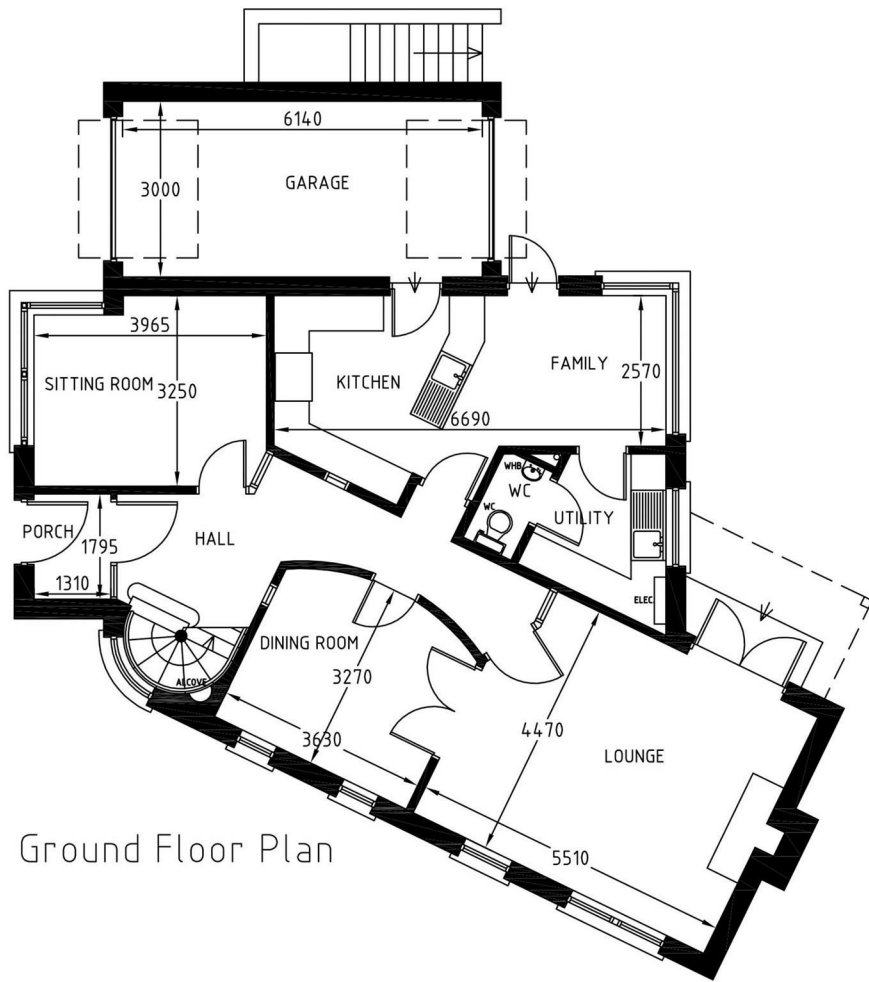
## **BASEMENT 8'7" x 18'5"**

With power and light. Excellent storage facility.

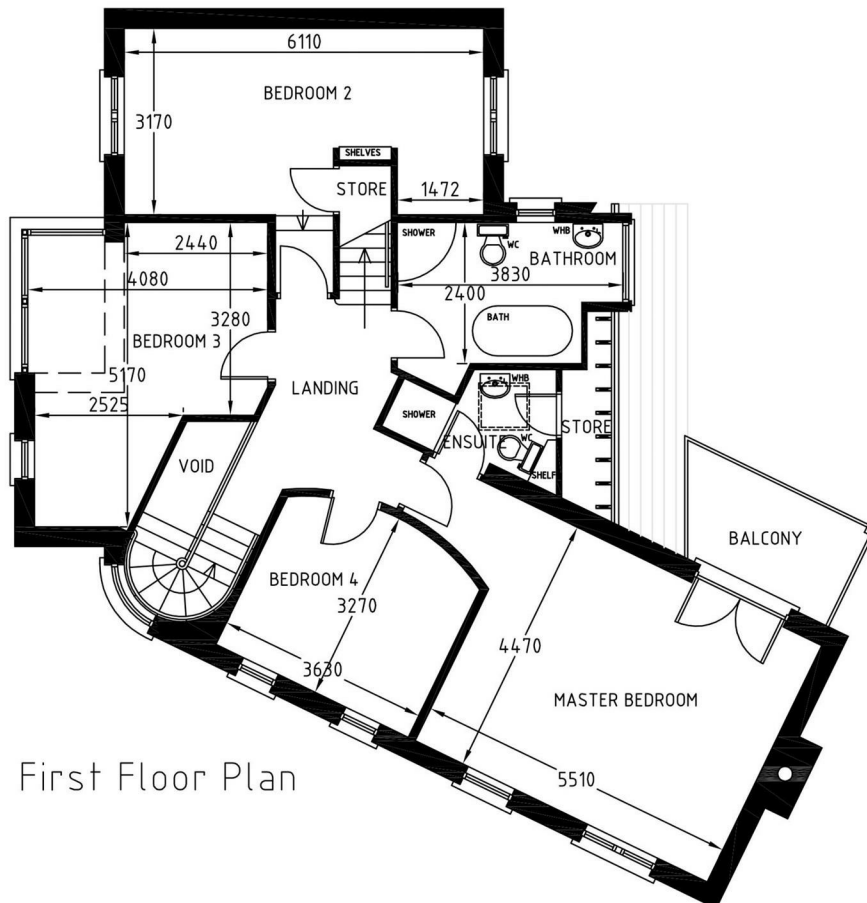




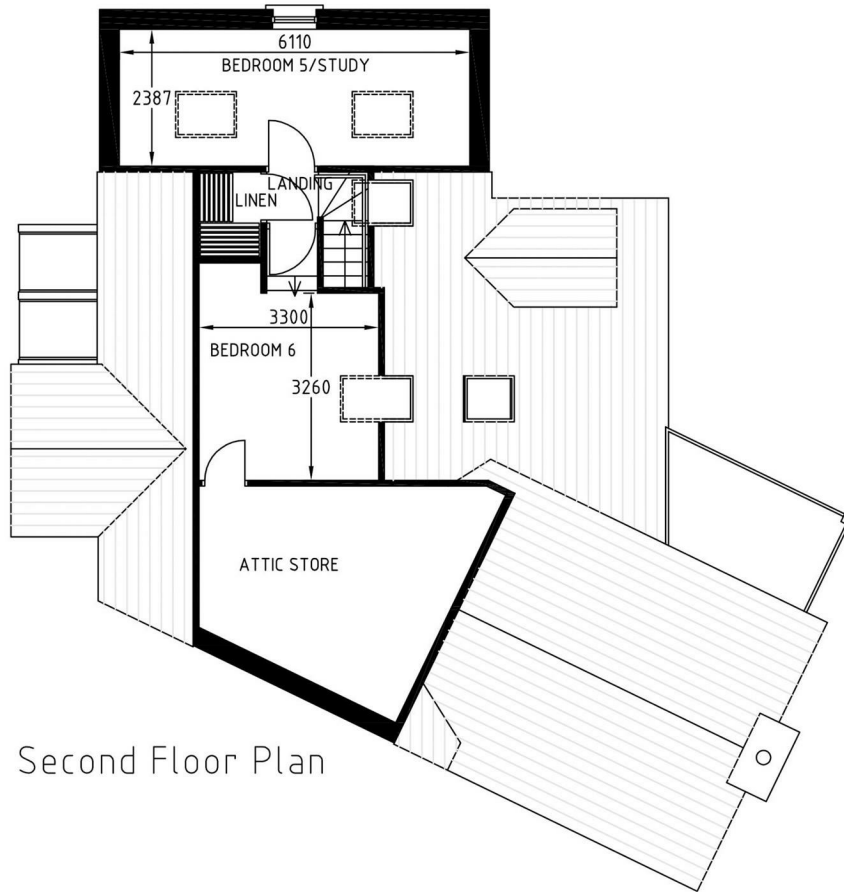




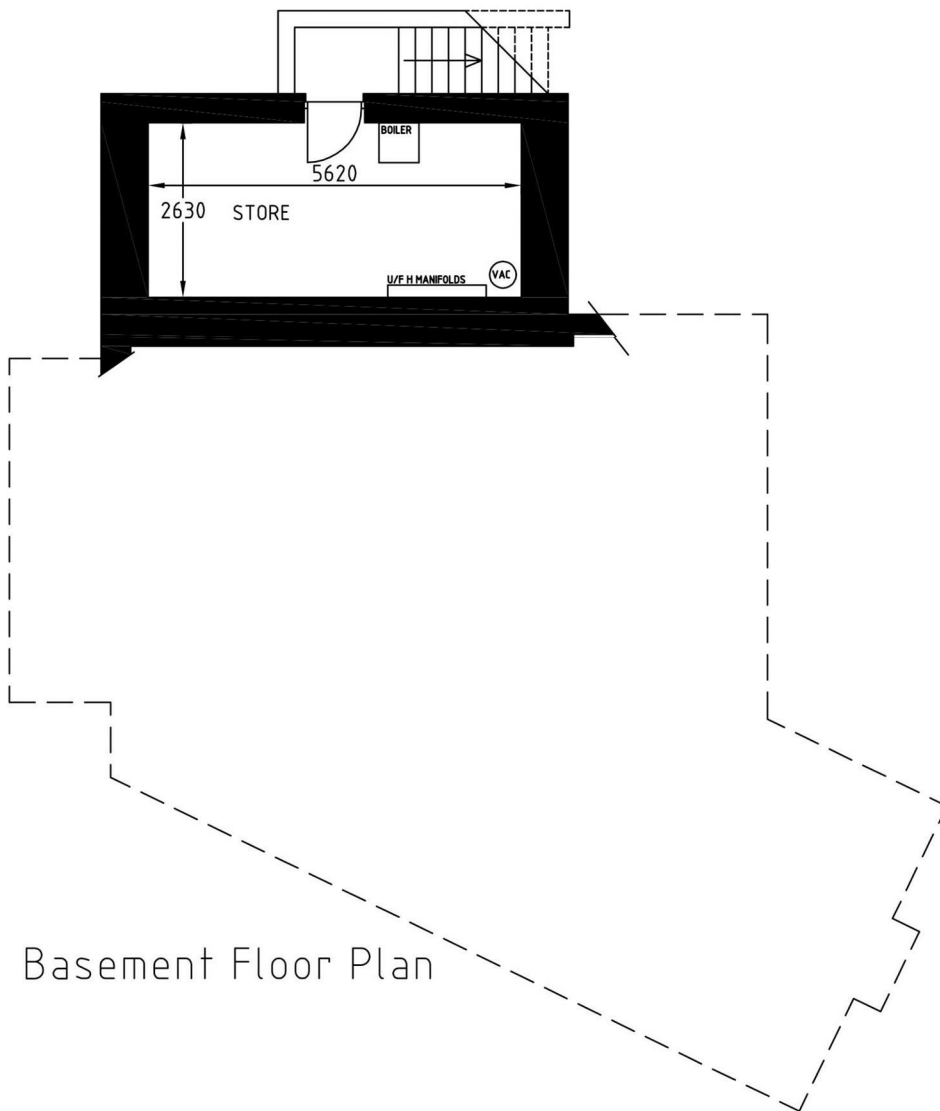
Ground Floor Plan



First Floor Plan



Second Floor Plan



Basement Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	43
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.**



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