

32 Tardree Road, BT42 3PE



PRICE Offers Around £420,000

Positioned on a mature site of approximately 0.5 acre within a highly regarded rural location. This contemporary styled spacious detached chalet villa enjoys a well planned flexible living layout incorporating a two storey linked annex that is perfect for further accommodation or use as a self contained studio apartment. The property enjoys numerous individual design features such as full height windows, vaulted ceilings, gallery landing and a stunning mezzanine. Externally there are private gardens with far reaching views, a large 4 car garage and private decked area with hot tub. The property further benefits from fixed solar panels contributing to reduced energy bills for modern living. Due to location, position and condition of this superb property a high level of interest is anticipated so an early viewing is advised.

> 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 Contemporary Style Detached Chalet Villa**
 - **4 Bedrooms/ 4 Receptions**
 - **Incorporating Two Storey Linked Annex**
- **Extensive Mature Private Site Of 0.5 Acre Approximately**
- **Linked Annex Perfect For Self Contained Studio Apartment**
- **PVC Double Glazed Windows/ Oil Fired Central Heating**
 - **Detached 4 Car Garage**
- **Master Bedroom With En Suite And Dressing Room/ Stunning Mezzanine Level**
- **Far Reaching Views Over Surrounding Countryside And Towards Tardree Forest**
- **Private Gardens With Hot Tub/ Highly Regarded Rural Location**



ACCOMMODATION

GROUND FLOOR

Golden oak PVC front door with double glazed side screens with modern style fan light over into:-

SPACIOUS RECEPTION STYLE HALL 33'6" x 11'10"

At max. With vaulted ceiling and feature centred staircase.

Incorporating Living/ Dining Areas with twin double glazed French doors with double glazed side screens and fan light out to private decked area.

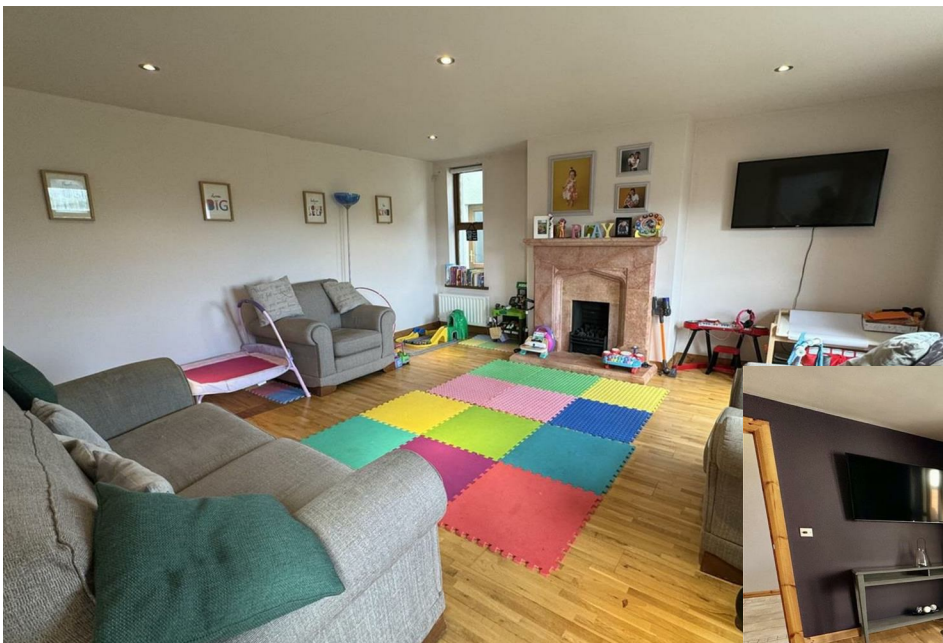


LOUNGE 17'0" x 15'8"

Dual window aspect. Attractive Travertine fireplace with gas fire and matching hearth. Quality hardwood flooring.

FAMILY ROOM 15'8" x 10'6"

Attractive feature painted panelled accent wall. Quality hardwood flooring. Twin PVC double glazed doors with side screens to decked area and fitted hot tub.



BEDROOM 3 11'8" x 11'3"

Dual window aspect. Semi solid flooring.

BEDROOM 4 15'7" x 11'4"

Dual window aspect. Semi solid flooring.

MODERN EN SUITE

Comprising low flush w.c, large fully tiled shower enclosure with spa jets and hand shower attachment, bowl sink unit. Tiled floor. PVC panalled ceiling.



OPEN PLAN KITCHEN/ LIVING/ DINING AREA 29'6" x 11'3"

Walnut effect shaker kitchen equipped with a comprehensive range of high and low level fitted units with contrasting granite work surfaces. Integrated twin ovens with 5 ring gas hob with overhead extractor fan housed in canopy with glass hood. Stainless steel splashback. Swan neck tap. Fixed centre island with integrated low level units and breakfast bar style return. Feature glass block wall. Twin PVC double glazed doors to decked area.



OPEN ALCOVE 6'9" x 4'6"

Perfect for walk in larder. French door leading to lower level and annex.



LOWER LEVEL HALLWAY

With tiled floor. PVC front door to parking area.

MODERN SHOWER ROOM

Comprising button w.c, semi pedestal wash hand basin with monobloc tap and quarter rounded fully tiled shower enclosure. Tiled floor.



KITCHEN/ UTILITY AREA 9'6" x 7'6"

Fitted with a range of high and low level shaker units. Circular stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled floor.

OPEN PLAN LIVING ROOM 27'3" x 16'3"

Quality exposed hardwood flooring. Feature full height stone clad chimney breast with cast iron wood burning stove with granite hearth and dual full height double glazed windows. Feature picture window in gable with far reaching views over surrounding fields. Open tread staircase to:-

MEZZANINE 20'6" x 17'0"

Vaulted ceiling. Dual full height picture windows with far reaching views.



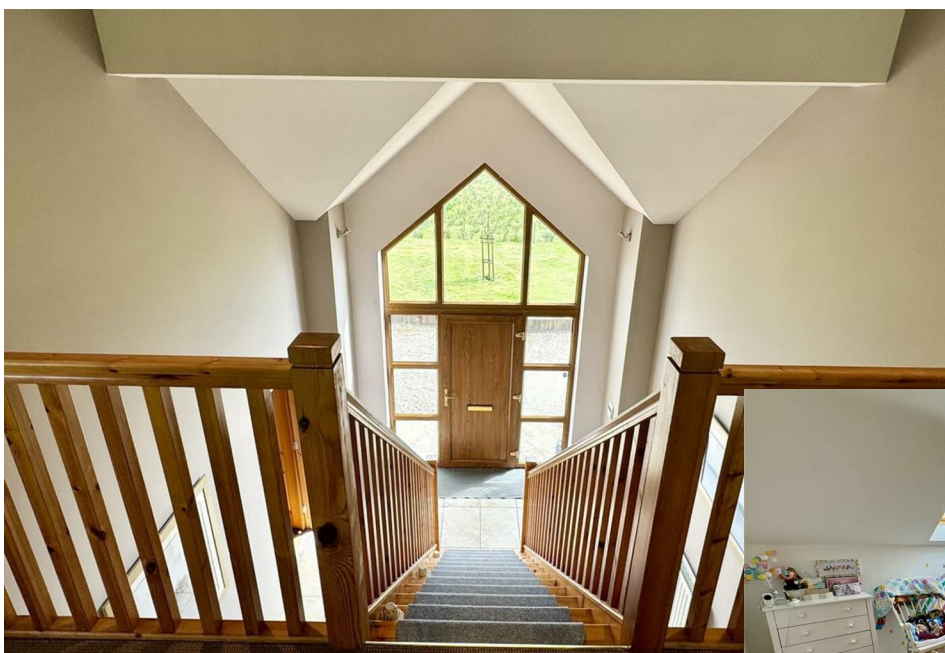
FIRST FLOOR MAIN HOUSE

OPEN GALLERY STYLE LANDING

With walk in hot press 8'3" X 5'9"

BEDROOM 2 16'8" x 15'7"

Twin keylite windows.



BEDROOM 1 16'7" x 14'6"

Three keylite windows with blinds.

WALK IN DRESSING ROOM 6'1" x 5'6"

MODERN EN SUITE

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



MODERN FOUR PIECE FAMILY BATHROOM

Comprising bath with wall mounted telephone shower attachment, button flush w.c, pedestal wash hand basin and fully tiled shower enclosure. Tiled floor. Complimentary wall tiling.



OUTSIDE

Large private mature site extending to circa 0.5 acre.

Extensive parking forecourt suitable for a number of vehicles.

Garden to front and rear laid in lawn screened by perimeter fence and mature trees to the rear.

DETACHED DOUBLE GARAGE/ WORKSHOP 48'3" x 19'3"

With roller shutter door. Power and light.

Suitable for 4/6 cars. Part floored loft area.

Access through to twin stores 10'6" x 6'8" Oil boiler. Low level cupboards. and 9'9" x 6'3"



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 66 | 69 |
| (55-68) D | | |
| (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.



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