

## 167 Hillhead Road, Ballyclare, BT39 9LW



### PRICE Offers Over £285,000

*Positioned on an extensive mature private site extending to approximately 0.35 acres. This charming cottage style detached chalet villa enjoys a well planned living layout incorporating an open plan lounge with raised living/ dining area, 4 bedrooms, farmhouse style kitchen and two luxury bathrooms. Externally there is a large well tended garden to rear perfect for a young family plus a large detached garage with adjoining workshop and a separate recently erected 2 car timber garage and private parking forecourt suitable for a variety of vehicles. An early viewing is highly recommended!*

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Ballyclare  
51 Main Street  
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Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
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- **Extended Charming Cottage Style Detached Chalet Villa**
  - **Double Storey Extension To Rear**
  - **4/3 Bedrooms/ 1+/2+ Reception**
  - **Extensive Mature Private Site**
- **Luxurious Four Piece Ground Floor Bathroom**
- **Luxury First Floor Shower Room**
- **Farmhouse Style Shaker Kitchen**
- **Detached Garage With Adjoining Workshop**
  - **Summer House/ Garden Room**
- **PVC Double Glazing/ Oil Fired Central Heating (New Boiler 2023)**



## ACCOMMODATION

### GROUND FLOOR

PVC double glazed front door into:-

#### WELL MAINTAINED ENTRANCE HALL

Quality laminate strip flooring. Feature open tread staircase.



#### BEDROOM 4 12'1" x 11'9"

Laminate strip flooring. Suitable for family room if required.

#### OPEN PLAN LOUNGE/ DINING ASPECT 30'4" x 12'0"

At max. Attractive period style marble fireplace with granite inset and matching hearth. Quality Herringbone style flooring.



#### RAISED DINING AREA TO REAR 9'6" x 9'3"

PVC double glazed French doors to American styled decked area. Quality Herringbone style flooring.

## LUXURIOUS FOUR PIECE FAMILY BATHROOM

Comprising modern freestanding bath with floor mounted swan neck tap and hand shower attachment, pedestal wash hand basin with feature style accent wall in metro brick, button flush w.c. and fully tiled shower enclosure with drench style shower. Old schoolhouse style radiator.



## FARMHOUSE STYLE FITTED KITCHEN 12'3" x 11'10"

Equipped with a comprehensive range of high and low level solid oak fitted shaker style units with contrasting work surfaces. Twin glass display cabinets. Stainless steel single drainer sink unit. Space for range style cooker. Plumbed for dishwasher. Quality grey coloured laminate flooring.



## UTILITY ROOM/ REAR HALL 12'2" x 5'4"

At max. Plumbed for washing machine. Stainless steel sink unit. Fixed base unit. Part tiled walls. PVC double glazed door to garden.

## FIRST FLOOR

### BEDROOM 1 18'4" x 9'4"

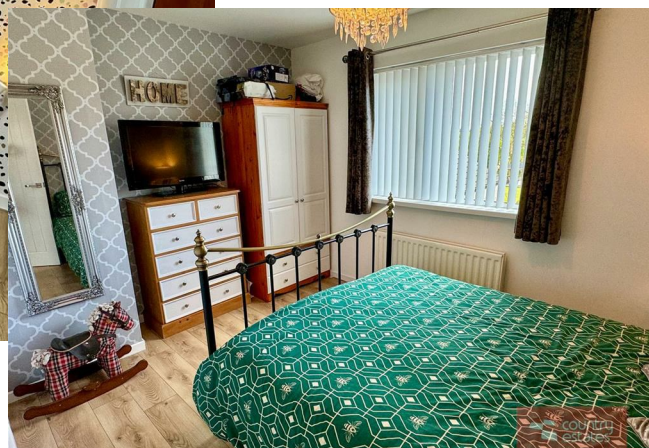
At max. Laminate flooring. Views over gardens and surrounding countryside.

### BEDROOM 2 11'8" x 9'0"

Laminate strip flooring.

### BEDROOM 3 10'4" x 8'1"

At max. Laminate strip flooring. Velux window.



### LUXURY SHOWER ROOM

Comprising quarter rounded fully tiled shower cubicle with electric shower unit, pedestal wash hand basin with tiled accent panel and button flush w.c.

### U SHAPED GALLERY LANDING

With access to under eaves storage.



## **OUTSIDE**

Neat well maintained garden to front.

Large driveway to side leading to parking area suitable for a variety of vehicles.

Extensive private mature garden to rear laid in lawn screened by mature conifers and perimeter fence.

## **DETACHED WORKSHOP/ GARAGE 30'0" x 17'0"**

### **GARAGE 18'10" x 16'6"**

With twin doors. Power and light. Access through to:-

### **WORKSHOP 16'4" x 9'10"**

### **TIMBER TWO CAR GARAGE 18'0" x 16'0"**



### **SUMMER HOUSE 16'0" x 10'0"**

Superb for family entertaining. Sub divided into two areas.

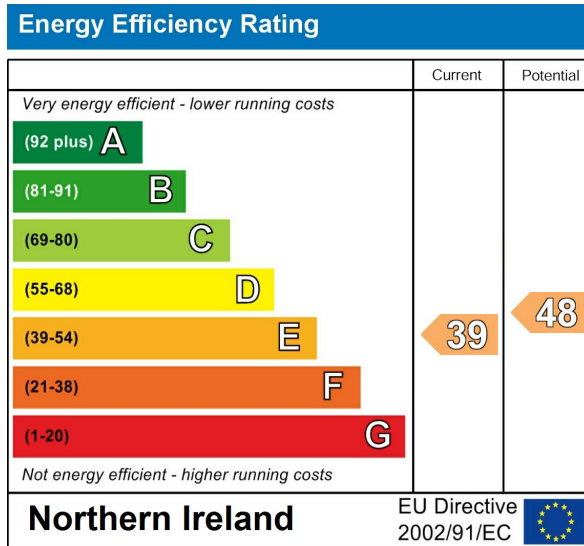
### **LIVING AREA 10'0" x 9'6"**

With power and light. Open to:-

### **KITCHEN AREA 9'3" x 5'10"**







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



You Talk. We Listen.

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