

14A Ballybracken Road, Ballyclare, BT39 0SE



PRICE Offers Over £375,000

Positioned within a highly regarded rural location surrounded by unspoilt open countryside 1.5 miles from Doagh Village . This extended spacious four bedroom detached bungalow extends to approximately 2200 sq ft and enjoys a well planned living layout incorporating two plus receptions, modern open plan kitchen with an informal dining aspect, a recently installed four piece family bathroom with freestanding bath and master bedroom with wet room style ensuite. Externally there are private mature gardens and the site extends to circa 2.5 acres with sand & grass paddocks, three bay stable block and a two storey double garage with a first floor perfect for home office / studio / gym etc. Perfect for the purchaser with an interest in equestrian pursuits or for the family searching for their forever home.

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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 Extended Detached Bungalow**
 - **4 Bedrooms**
 - **2+ Receptions**
 - **Site Extending to Circa 2.5 Acres**
- **Open Plan Modern Kitchen with Dining Aspect**
 - **Master Bedroom with Luxury Ensuite**
- **Luxury Contemporary 4 Piece Family Bathroom**
- **Three Bay Stable Block with Grass & Sand Paddocks**
 - **Highly Regarded Rural Location**
- **Detached Two Storey Double Garage with First Floor Loft Room**



ACCOMMODATION

GROUND FLOOR

OPEN COVERED PILLARED ENTRANCE PORCH

In Quarry tiles. Composite door with leaded glass double glazed side screens into-

ENTRANCE HALL 14'6" x 8'6"



WALK IN CLOAKROOM

LOUNGE 16'9" x 16'6"

Attractive brick fireplace with cast iron multi fuel stove on raised slate hearth. Feature brick clad accent wall. Dual window aspect with views over gardens and paddock. Twin wall light facility and painted panelled ceiling.



EXTENDED FAMILY ROOM WITH LIVING / DINING ASPECT 23'0" x 13'9"

Built in twin storage cupboards. Exposed hardwood flooring. Feature corner windows with views over gardens and surrounding fields.

Twin PVC double doors to decked area and raised terrace.



MODERN OPEN PLAN KITCHEN/ INFORMAL DINING ASPECT 25'6" x 10'6"

Equipped with a comprehensive range of high and low level gloss fitted units with contrasting work surfaces. Stainless steel sink unit with swan neck tap. Integrated 4 ring hob with overhead extractor fan housed in stainless steel canopy and glass hood. Smoked glass splashback. Twin eye level ovens and grill. Space for freestanding fridge freezer. Part tiled walls in metro brick. Part porcelain tiled floor in kitchen. Exposed quality hardwood floor in dining area.



UTILITY ROOM/ BOOT ROOM 20'6" x 6'5"

Fitted with a range of low level base units. Plumbed for washing machine. Single drainer stainless steel sink unit. Dual window aspect. Twin fitted storage cupboards with box shelving units. Mahogany effect PVC door to gardens.



BEDROOM 1 12'1" x 14'8"

Fitted wall to wall mirrored slide robes. Quality oak effect laminate plank flooring. Picture style window with views over gardens and paddock.

LUXURY ENSUITE

Comprising button flush w.c, floating modern vanity unit with monobloc tap. Fixed Bluetooth LED bathroom mirror and open wet room style fully tiled shower enclosure. PVC panelled ceiling.



BEDROOM 4 11'4" x 11'8"

Presently used as home office. Oak effect laminate flooring.

BEDROOM 2 14'2" x 13'3"

Fitted Wall to wall mirrored slide robes. Laminate strip flooring.

BEDROOM 3 10'0" x 13'6"

At max. Built in double wardrobe. Mid oak effect laminate plank flooring.



CONTEMPORARY LUXURY 4 PIECE FAMILY BATHROOM

Comprising freestanding bath with hand shower attachment, button flush w.c. floating modern vanity unit with monobloc tap and fixed overhead mirror and quarter rounded shower cubicle with electric shower unit. Tile effect waterproof wall panelling.



OUTSIDE

Twin pillar entrance with extensive sweeping gravel driveway leading to private parking forecourt suitable for a variety of vehicles.

Mature private gardens to front laid in lawn stocked with a variety of shrubs and plants. Site area extending to circa 2.5 acres including grass & sand paddocks. Three bay stable block.

DETACHED TWO STOREY DOUBLE GARAGE 32'3" X 18'7"

At max. Twin electric roller shutter doors. Power and light. Understairs storage cupboard.

Fixed stairs to rear leading to fully floored and sheeted loft room 21'6" X 16'6". Suitable for gym, home office or studio etc.

Extensive private mature garden to rear laid in lawn screened by a variety of mature trees and hedgerow with raised decked and terrace area perfect for evening entertaining and family barbeques.

Brick paved courtyard.





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		
(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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