



## 39 Ballylinney Road, Ballyclare, BT39 9RH

- Immaculately Presented Family Detached
- Kitchen With Informal Dining Area
- Family Bathroom; Two En Suites
- PVC Double Glazing
- Yard, Workshop and Paddock
- Four Bedroom; Four+ Reception
- Utility Room; Furnished Cloakroom
- Oil Heating (part underfloor)
- Private Driveway; Double Garage (games room above)
- Landscaped Gardens

Offers Over **£475,000**

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### RECEPTION HALL

Hardwood, panelled front door with matching side screens and fanlight over. Tiled floor. Gas fire in cast iron fireplace with granite hearth and marble surround. Stairwell to first floor gallery landing. Vaulted ceiling. Fitted dresser unit with glass fronted display cabinet. Glass panelled French doors leading to:

#### LOUNGE 16'7" x 13'8"

Open fire in cast iron fireplace with granite hearth and contrasting surround. Dual aspect windows enjoying rural views.

#### FAMILY ROOM 12'0" x 10'11"

Open fire in cast iron fireplace with slate hearth and timber surround. Open arch leading to:

#### KITCHEN THROUGH DINING ROOM 29'1" x 13'7"

Bespoke, hand crafted, solid oak in-frame kitchen with comprehensive range of high and low level fitted storage units with contrasting solid granite work surface. Matching island unit. Inlaid stainless steel sink unit. Elevated rural views. Tiled inglenook recess with Rayburn oil fired cooker and extractor hood. Integrated gas hob, microwave oven, dishwasher and fridge. Twin glass fronted display cabinets. Solid granite upstands to walls. Tiled floor. Dual aspect windows. Glass panelled French doors leading to:

#### SUN LOUNGE 13'1" x 13'0"

Elevated rural views. Tiled floor. PVC double glazed French doors to patio and garden.

#### REAR HALL

Tiled floor. Hardwood, double glazed door to driveway.



### **FURNISHED CLOAKROOM**

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

### **STUDY 7'9" x 7'5"**

Elevated rural view.

### **UTILITY ROOM 11'5" x 7'6"**

Range of fitted high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated oven. Plumbed and space for automatic washing machine. Splashback tiling to walls. Tiled floor. Access to integral double garage.

### **GUEST BEDROOM / BEDROOM 4 12'0" x 11'1"**

### **EN SUITE SHOWER ROOM**

White, three piece suite comprising fully tiled oversized shower enclosure, semi pedestal wash hand basin and WC. Electric shower. Splashback tiling to sink. Fitted shelving unit.

### **FIRST FLOOR**

### **GALLERY LANDING**

Exposed tongue and groove timber flooring. Access to walk in hot press with access to roof space.

### **PRINCIPAL BEDROOM 24'4" x 13'8"**

Elevated rural views. Exposed tongue and groove timber flooring. Access to under eaves storage.

### **EN SUITE SHOWER ROOM**

White, three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Power shower. Part tiling to walls. Fitted shelving unit. Fitted dressing table with storage below.

### **BEDROOM 2 13'8" x 11'7"**

Exposed tongue and groove timber flooring. Access to under eaves storage. Rural views.

### **BEDROOM 3 13'8" x 11'8"**

Exposed tongue and groove timber flooring. Access to under eaves storage. Rural views.

### **FULLY TILED BATHROOM**

White, four piece suite comprising panelled corner bath, separate shower enclosure, pedestal wash hand basin and WC. Power shower unit. Illuminated mirror over sink.

### **EXTERNAL**

Twin pillars and double gates.

Concrete driveway leading to generous parking area finished in stone.

Gardens front, side and rear finished in lawn, brick pavior patio area, decorative stone, tree bark and range of plants, trees and shrubbery.

Brick pavior entrance area.

External lighting.

Outside tap.

PVC oil storage tank.

Double gates leading to concrete yard and wash bay area.

Small grass paddock.

Secondary access available to Ballylinney Road.

### **INTEGRAL DOUBLE GARAGE 19'7" x 17'8"**

Power operated, insulated, up and over door. Beam vacuum hub. Power, light and oil fired central heating boiler. Fixed stairwell to first floor.

### **GAMES ROOM / OFFICE 19'8" x 17'8"**

Power, light, window and wood laminate floor covering.

### **DETACHED WORKSHOP 78'1" x 34'1"**

Twin sliding doors to front. Separate service door to side. First floor mezzanine area. Power and light.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Immaculately presented, four bedroom / four+ reception detached family home, with adjoining yard, workshop and paddock, located off the Ballylinney Road, Ballyclare. The property comprises reception hall, lounge, family room, sun lounge, kitchen with informal dining area, rear hall, study, furnished cloakroom, utility room, guest en suite bedroom, three further bedrooms, to include principal en suite, and separate family bathroom. Externally, the property enjoys landscaped gardens, generous sized private driveway, double garage (with games room above), yard, wash bay, paddock and large workshop/shed (c.78' x 34'). Other attributes include oil heating, with underfloor to ground floor level, and PVC double glazing. Early viewing highly recommended.**



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>	<b>61</b>	<b>66</b>
(39-54) <b>E</b>		
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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