

## 44 Toberdowney Valley, Ballyclare, BT39 9TS



### PRICE Offers Over £368,500

*Situated within the highly regarded Ballynure Village just off the Lismenary Road within walking distance to the local Primary School, shops and public transport. This superb detached spacious family home is positioned within a quiet cul de sac on an extensive mature landscaped private site with far reaching views over the surrounding unspoilt open countryside. The accommodation briefly comprises 6 bedrooms over two floors, 3+ receptions including family room with sun lunge extension, luxury kitchen with centre island and 3 bathrooms. With a high level of interest anticipated 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**
  - **6 Bedrooms/ 3+ Receptions**
- **Superb Family Room With Sun Lounge Extension**
- **Extensive Private Mature Gardens/ Far Reaching Views Over Surrounding Countryside**
- **Luxury Fitted Kitchen With Fixed Centre Island**
- **Master Bedroom With En Suite Shower Room**
  - **Second Floor Modern Shower Room**
- **Detached Garage With Large Driveway/ Parking Forecourt**
  - **Furnished Cloakroom/ Utility Room**
- **PVC Double Glazed Windows/ Oil Fired Central Heating**





## ACCOMMODATION

### GROUND FLOOR

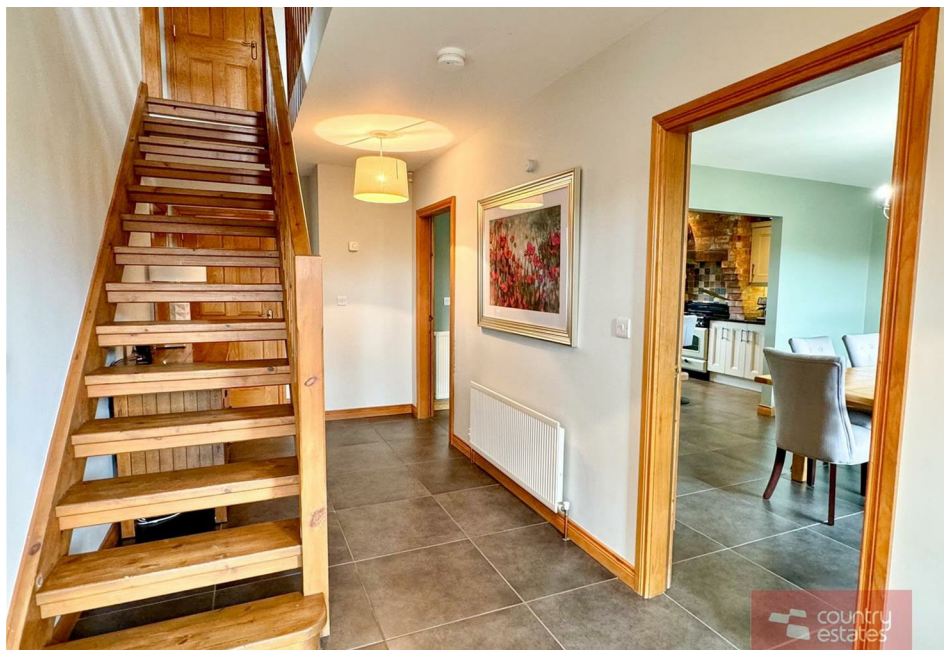
Golden oak PVC front door with double glazed side screen into:-

### SPACIOUS RECEPTION STYLE HALL 21'3" x 7'6"

Approx. Tiled floor extending into cloakroom and dining room.

### FURNISHED CLOAKROOM

Comprising button flush w.c. and pedestal wash hand basin with monobloc tap.



### LOUNGE 17'0" x 13'3"

Attractive stone fireplace with cast iron wood burning stove and slate hearth.





## DINING ROOM 16'3" x 10'6"

Open plan into:-



## LUXURY KITCHEN 15'9" x 13'8"

Equipped with a comprehensive range of high and low level fitted units with contrasting granite work surfaces and upstands. Old belfast style sink with swan neck mixer tap. Integrated dishwasher and fridge/ freezer. Space for range style cooker housed in rustic brick canopy with railway style sleeper. Complimentary wall tiling. Fixed centre island with breakfast bar style return for casual dining in granite with fitted under units. Low voltage recessed lighting.





### **UTILITY ROOM 8'9" x 5'7"**

Fitted with a matching range of high and low level units. Plumbed for washing machine. Single drainer stainless steel sink unit with mixer tap and tiled splashback. PVC double glazed door to garden and patio.

### **FAMILY ROOM/ SUN LOUNGE EXTENSION 27'9" x 12'7"**

Tiled floor. Cast iron wood burning stove. Slate hearth. Vaulted ceiling in sun lounge area. Twin PVC double glazed doors to patio and garden.



## **FIRST FLOOR**

### **BEDROOM 1 13'8" x 12'6"**

#### **MODERN EN SUITE**

Comprising modern vanity unit with monobloc tap and tiled splashback, button flush w.c. and shower enclosure with drench style shower and hand shower attachment.





### **BEDROOM 2 13'8" x 10'6"**

Built in single wardrobe.

### **BEDROOM 3 13'6" x 7'9"**

Bespoke range of built in modern bedroom units. Presently used as dressing room/ home office.



### **BEDROOM 4 14'6" x 11'6"**

Bespoke range of modern fitted bedroom units.

### **MODERN FAMILY BATHROOM**

Comprising freestanding modern bath with floor mounted taps and hand shower attachment, vanity unit with monobloc tap and button flush w.c. Tiled floor.



### **SECOND FLOOR**

### **BEDROOM 5 13'0" x 12'7"**

At max. Keylite (Skylight).



## **BEDROOM 6 13'6" x 12'9"**

At max. Keylite (Skylight). Presently used as den/ TV room.



## **MODERN SHOWER ROOM**

Comprising shower enclosure with electric shower unit, button flush w.c. and semi pedestal wash hand basin with monobloc tap.

## **OUTSIDE**

Large neat well tended garden to front in lawn.

Large driveway with ample parking for a variety of vehicles to:-

## **DETACHED GARAGE**

With roller shutter door. Power and light.


Extensive landscaped private garden to rear laid in neat lawn screened by perimeter wall and fence.

Large patio/ terrace area. Perfect for family barbeques or evening entertaining.

Feature decked area. Perfect for hot tub/ sun bathing (Hot tub included).





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.**



You Talk. We Listen.

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Fiona.hannah@themortgageshop.net

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If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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