

## 43B Holestone Road, Ballyclare, BT39 0TJ



### PRICE Offers Over £369,950

*This spacious charming detached cottage style villa is located on the Holestone Road close to Doagh Village, Ballyclare. Beautifully presented this home enjoys a spacious flexible living layout incorporating 4 or 5 bedrooms, 3+ receptions and 3 modern bathrooms. With underfloor heating on the ground floor and a beam vacuum system this home boasts a high internal specification. Externally the property is positioned on a superb mature private site screened by mature trees and extends to circa 0.5 acre and enjoys far reaching views over the surrounding unspoilt countryside with a large raised open garden style room perfect for evening entertaining and family barbeques. The property enjoys ample parking for a variety of vehicles and there is a detached double garage with an electrically operated roller shutter door. An Ideal purchase for the buyer searching for their forever home who will almost certainly feel moved to adopt a whole new lifestyle. Contact us today to arrange a viewing.*

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**Antrim**  
12 Church Street  
Antrim  
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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 Cottage Style Villa**
  - **4/ 5 Bedroom**
  - **3+ Receptions**
- **Superb Mature Site Of Circa 0.5 Acre**
- **Far Reaching Views Over Surrounding Countryside**
- **Open Plan Luxury Hand Made Bespoke Kitchen**
- **Luxury 4 Piece Family Bathroom/ Luxury First Floor Shower Room**
- **Ground Floor Underfloor Heating/ Beam Vacuum System**
  - **Detached Double Garage (23'0" x 15'3")**
- **PVC Double Glazed Windows/ Oil Fired Central Heating**



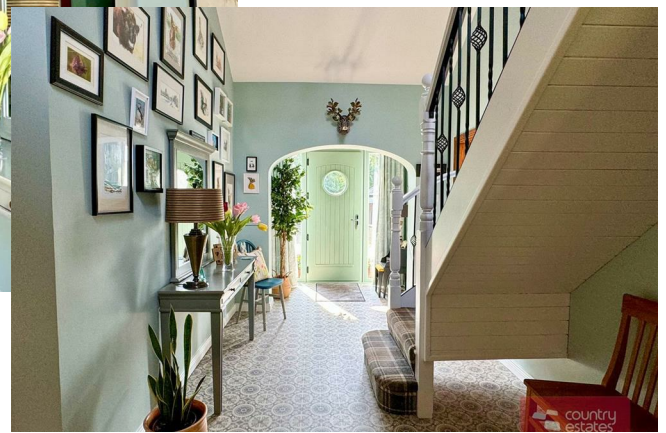
## ACCOMMODATION

### GROUND FLOOR

Composite front door with double glazed side screen into:-

### SPACIOUS RECEPTION STYLE HALL

With with large storage cupboard.



### LOUNGE 17'9" x 13'7"

Attractive cast iron horseshoe style fireplace with painted wooden surround and slate hearth. Dual window aspect.



## **OPEN PLAN KITCHEN WITH LIVING/ DINING ASPECT 23'9" x 13'3"**

Luxury handmade bespoke solid wood kitchen in contrasting colours with contrasting granite worksurfaces. Twin inlaid stainless steel sink units with swan neck mixer taps. Space for free standing range style cooker overhead extractor fan housed in concealed canopy. Integrated dishwasher. Fixed Welsh dresser style unit with twin fitted wicker baskets. Co-ordinating freestanding centre island with open shelving and fixed storage units. Dual window aspect. Tiled floor extending through French doors into:-



## **UTILITY ROOM 8'6" x 10'3"**

Fitted with a range of high and low level units. Single drainer stainless steel sink unit. Plumbed for washing machine. Space for freestanding fridge freezer. Tiled floor. PVC double glazed door to garden. Through to:-

## **CLOAKROOM**

Low flush w.c and wall hung wash hand basin with monobloc tap. Tiled splashback.



## SUN LOUNGE 12'8" x 12'4"

Feature vaulted timber clad ceiling enjoying far reaching views over surrounding open countryside. Freestanding cast iron multi fuel stove. Twin PVC French doors to patio and gardens.

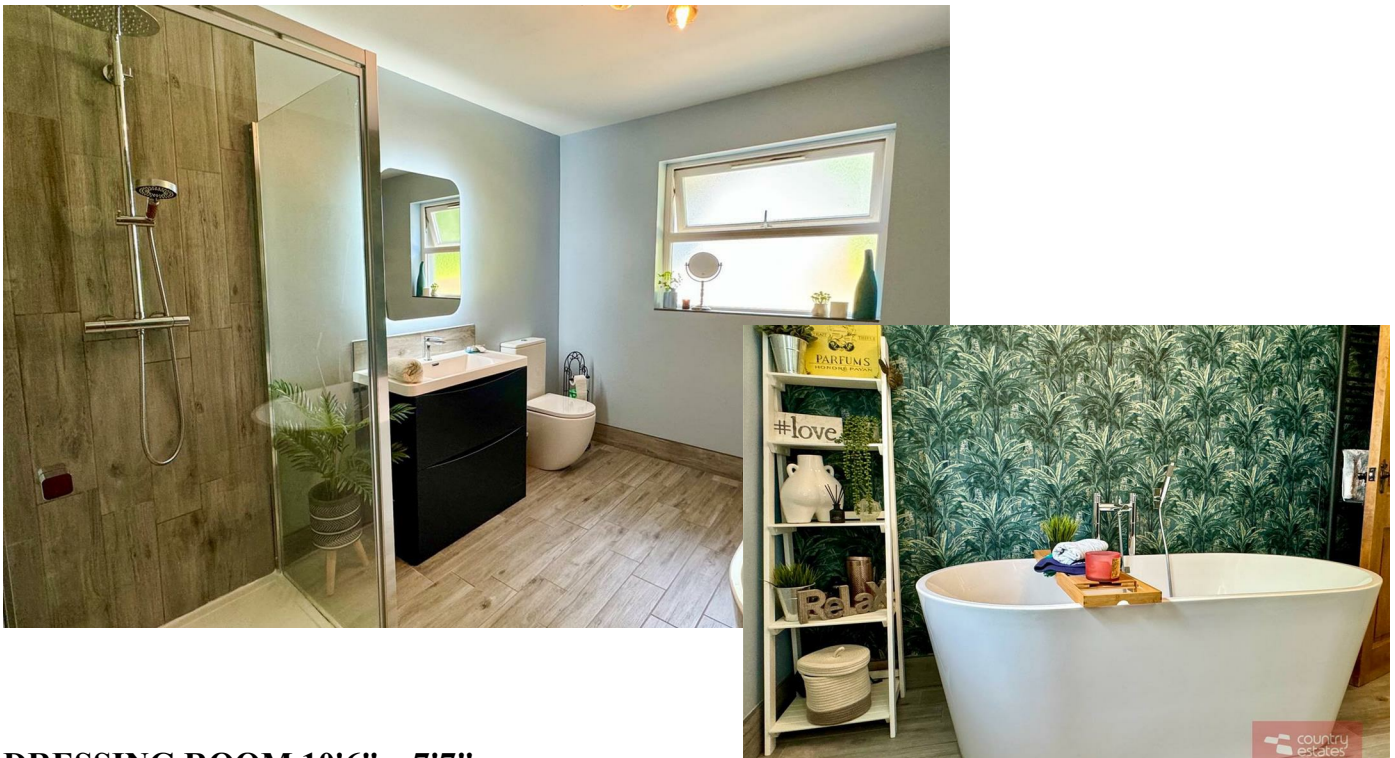


## FAMILY ROOM 12'4" x 12'2"

Presently used as home office. Dual window aspect.

## LUXURY 4 PIECE FAMILY BATHROOM

Comprising button flush w.c, modern vanity unit, freestanding bath with floor mounted taps and hand shower attachment and fully tiled shower enclosure with drench style shower.



## DRESSING ROOM 10'6" x 7'7"

Perfect for home office, study or nursery.

### **BEDROOM 1 15'7" x 12'2"**

White wash effect laminate flooring. Dual window aspect. Plumbed for en suite. Presently used as walk in dressing room.

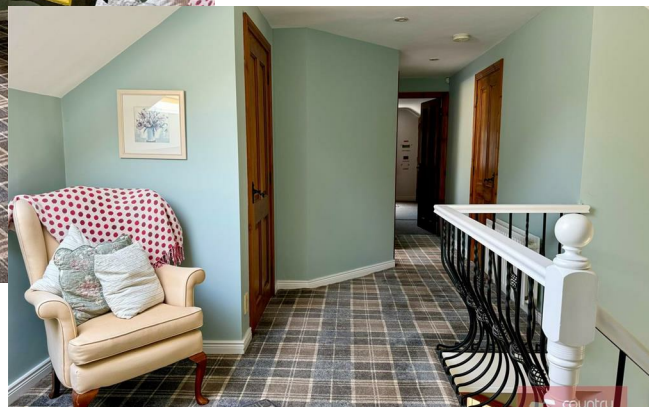
### **BEDROOM 2 10'6" x 10'2"**



## **FIRST FLOOR**

### **SPACIOUS FIRST FLOOR GALLERY LANDING**

With velux window. Large shelved hotpress. Access to under eaves storage.



### **BEDROOM 3 17'9" x 13'4"**

At max. Velux window. Three bay built in wardrobes.

## MODERN SHOWER ROOM

Comprising button flush w.c, modern vanity unit and quarter rounded shower unit. Wood effect PVC panelling.



## BEDROOM 4 15'6" x 13'3"

Twin built in double wardrobes.



## OUTSIDE

Gate to front with sweeping extensive stoned driveway suitable for a variety of vehicles.

Private mature site extending to circa 0.5 acre laid mainly in well tended lawn and stocked with a variety of shrubs and screened by mature trees and open unspoilt countryside.

Paved patio / barbeque area and raised Open Garden style room perfect for evening entertaining / family parties or summer evenings.

## DETACHED DOUBLE GARAGE 23'0" x 15'3"

With power and electric shutter door.



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