

12 Ballylinney Road, Ballyclare, BT39 9PB



PRICE Offers Around £495,000

12 Ballylinney Road is a stunning detached family home designed and built by the present vendors to exacting standards with top notch finishes throughout.

The attention to detail is excellent with quality materials selected to stand the test of time.

Positioned on an extensive site of circa 1 acre the property enjoys far reaching views over the surrounding countryside and an additional 4 acres are available if desired, subject to further negotiation.

The property enjoys a well planned Living layout briefly comprising 5 bedrooms (4 with walk in wardrobes), 3+ Receptions, Superb open plan living/ kitchen/ dining area with bi-folding doors and feature vaulted ceiling, Stunning Mezzaine, 4 Luxury en-suites with a master suite boasting a bespoke fitted walk in dressing room.

Perfectly situated within a peaceful rural location yet close to the A8 Belfast City centre is literally within a 15 minute commute. An ideal purchase for the buyer searching for their forever home. An early viewing is advised.

> 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

- **Stunning Contemporary Detached Family Home**
 - **5 Bedrooms/ 3+ Reception Rooms**
- **Master Suite With Fitted Dressing Room and Luxury Ensuite**
 - **Open Plan Mezzanine / First Floor Family room**
- **Open Plan Living/ Kitchen/ Dining Layout To Rear with Bi-Folding Doors**
 - **Far Reaching Views Over Surrounding Countryside**
- **Detached Double Garage With Floored Loft & Electric Door**
 - **Site Area Extending To Approximately 1 Acre / Option To Purchase Additional 4 Acres**
- **Two Luxury Family Bathrooms (Ground & First Floors) / 4 En Suite Bathrooms**
 - **Oil Fired Central Heating/ Underfloor Heating**



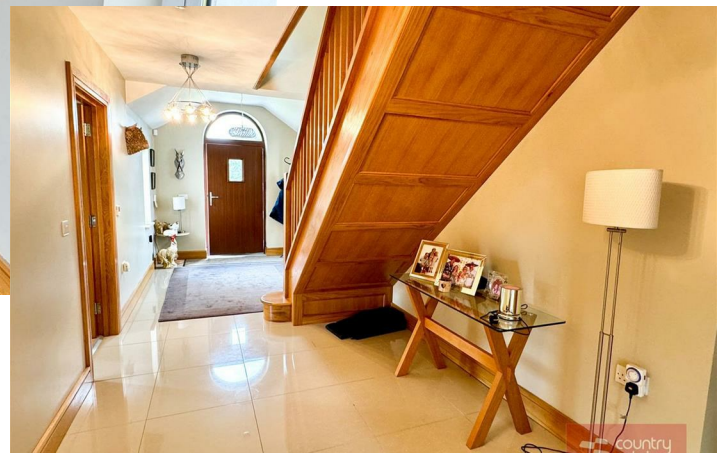
ACCOMMODATION

GROUND FLOOR

Hardwood front door with double glazed fan light into:-

SPACIOUS WELL PRESENTED ENTRANCE HALL

Dual window aspect. Feature oak staircase. Polished porcelain tiled floor extending through twin glazed doors in oak frames into Open plan Living / Kitchen / Dining aspect to rear . Storage cupboard plus server room.



LOUNGE 17'9" x 13'7"

Feature fireplace with slate hearth and wooden mantle. Quality exposed hardwood flooring. Twin PVC full height French windows plus single full height PVC double glazed window affording views over gardens. Dual wall light facility.



OPEN PLAN LIVING/ KITCHEN/ DINING AREA 34'3" x 24'7"

At max. Contemporary open plan Layout incorporating - Living area with Inglenook fireplace with inset cast iron wood burning stove with back boiler on slate hearth. Twin full height PVC double glazed windows. Kitchen - Comprising Luxury Oak shaker kitchen equipped with a comprehensive range of high and low level shaker style fitted units with contrasting granite work surfaces, upstands with breakfast bar style return. Space for range style cooker with granite splashback and overhead extractor fan housed in stainless steel canopy with glass hood. Inlaid stainless steel sink unit with swan neck mixer taps. Fixed centre island, granite work surfaces with breakfast bar return for casual dining and pop up retractable plug sockets. Fixed housing for freestanding American style fridge freezer. Dining area - with feature vaulted ceiling and twin electrically operated velux windows. Two sets of bi-folding doors opening onto courtyard patio and gardens.



UTILITY ROOM 12'6" x 10'9"

Fitted with a range of modern units with contrasting work surfaces. Stainless steel sink unit with swan neck tap. Plumbed for washing machine. Hardwood stable style door to rear.

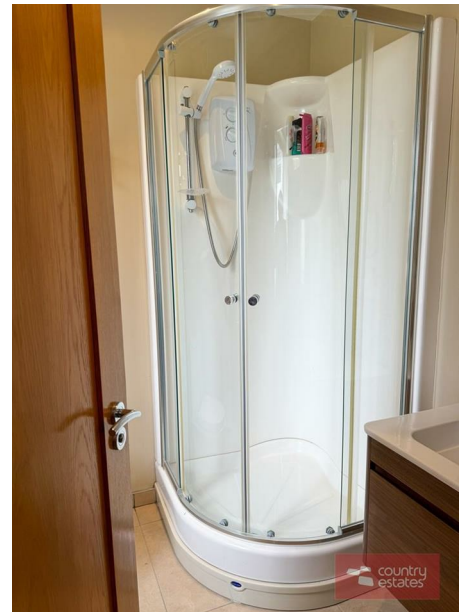
BEDROOM 5 11'9" x 10'8"

Deluxe En Suite

Comprising button flush w.c, floating vanity unit in walnut effect finish with monobloc tap and splashback and quarter rounded shower enclosure with electric shower unit.

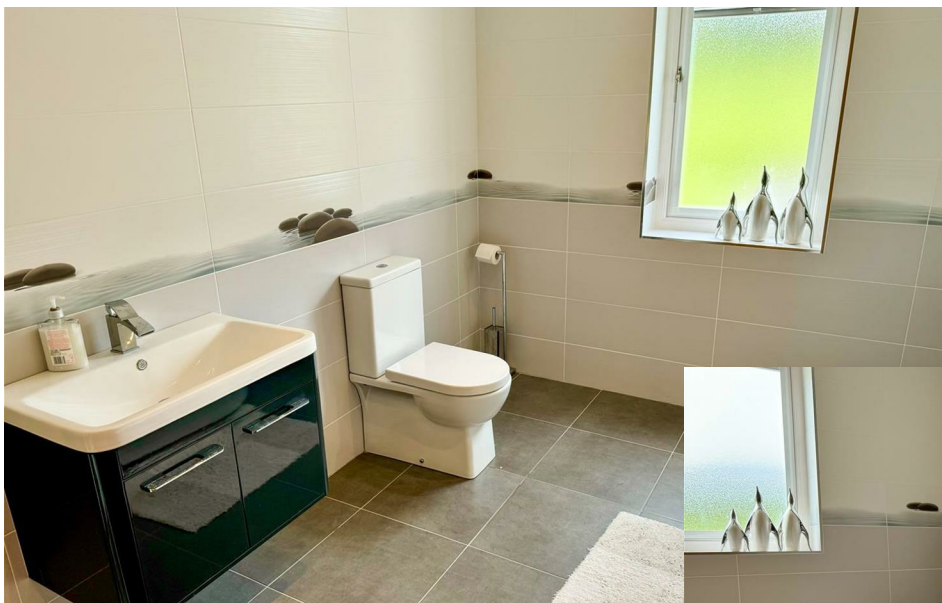
Walk In Fitted Wardrobe 6'3" x 5'4"

With integrated hanging space and box shelved units.



LUXURY CONTEMPORARY FAMILY BATHROOM

Comprising button flush w.c, modern freestanding bath with retractable hand shower attachment and floating vanity unit in graphite gloss grey finish. Tiled floor. Fully tiled walls.



BEDROOM 4 11'7" x 10'7"

Twin wall light facility. Twin full height PVC double glazed windows.

Deluxe Modern En Suite

Comprising button flush w.c, quarter rounded shower enclosure with thermostatically controlled shower, floating vanity unit in graphite grey gloss finish with monobloc tap. Tiled floor.

Walk In Fitted Wardrobe

With integrated hanging space and box shelving.



BEDROOM 3 11'9" x 10'8"

Twin wall light facility.

Deluxe Modern En Suite

Comprising quarter rounded shower enclosure, button flush w.c and floating vanity unit in 'stone' gloss finish with monobloc tap and splash back.

Walk In Fitted Wardrobe

With integrated hanging space and box shelving.



FIRST FLOOR

GALLERY L SHAPED LANDING

Velux window with views over gardens and surrounding countryside.

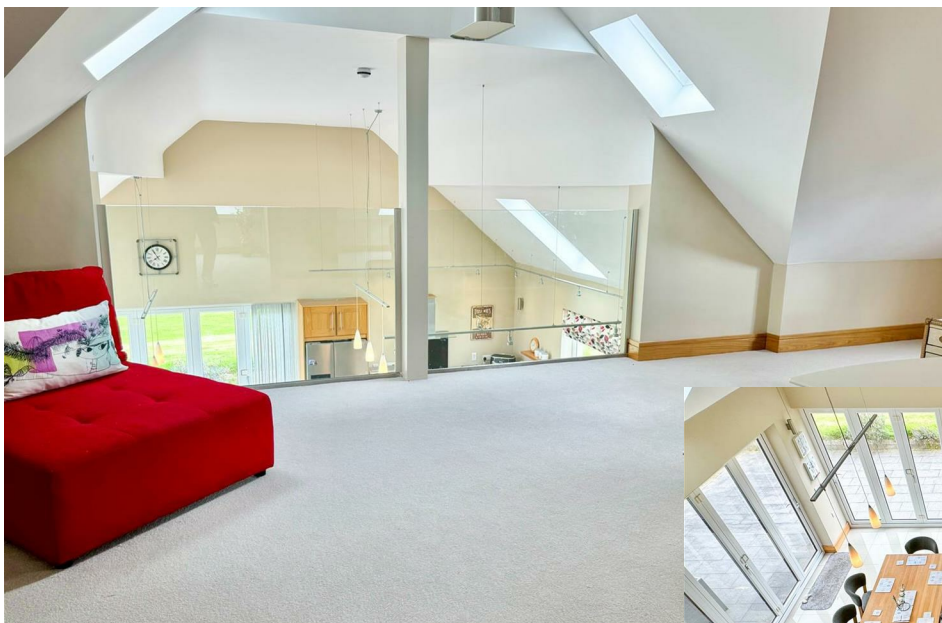
FAMILY ROOM 13'7" x 16'7"

At widest points. Velux window. (can be easily adapted to bedroom 6 if required). Open plan through to:-



MEZZANINE LEVEL 24'6" x 14'9"

At widest points. Fixed twin glass screens overlooking Living/ Kitchen / Dining area at rear.



BEDROOM 2 12'0" x 10'10"

Velux window.



DELUXE FAMILY BATHROOM

Comprising freestanding bath with retractable hand shower attachment, button flush w.c and floating vanity unit in walnut effect finish. Fully tiled walls and tiled floor. Velux window.



MASTER SUITE (BED 1) 27'3" x 11'6"

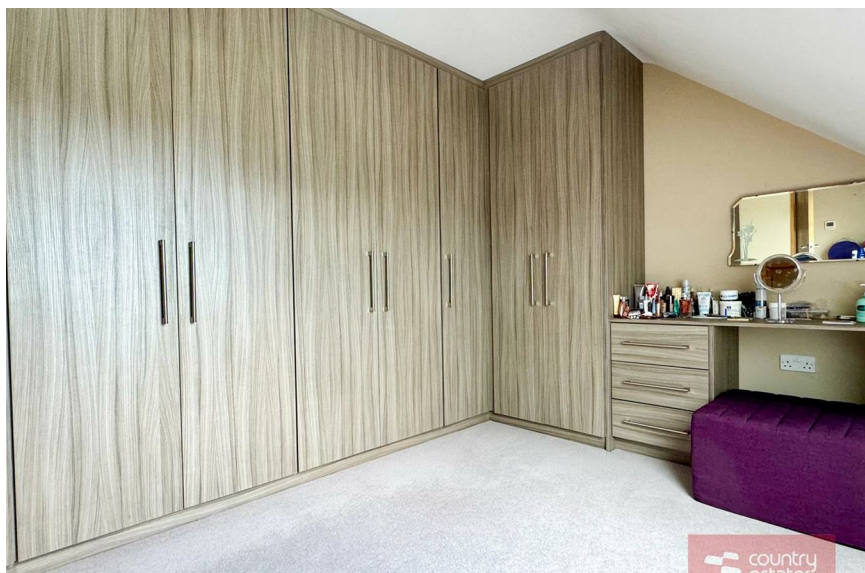
Twin wall lights. Twin velux windows. Large walk in storage room. Plus walk in storage cupboard adjacent to dressing room.

Luxury En Suite

Comprising large open shower enclosure with fixed full height glass screen, drench style shower and hand attachment and floating vanity unit in graphite grey finish with twin his and her's sinks. Polished porcelain tiled floor with co-ordinating tiled walls.

Walk In Private Dressing Room 13'6" x 9'9"

Fitted with a range of modern Bespoke wall to wall fitted wardrobes with matching dressing table and three drawer dresser.



OUTSIDE

Matching pillars at entrance with twin electric entrance gates to long sweeping driveway edged by lawns and ranch style fence.

Extensive parking area suitable for a number of vehicles.

Site area extending to circa 1 acre laid in well tended lawn.

Paved courtyard/ patio to rear perfect for family barbeques or evening entertaining.

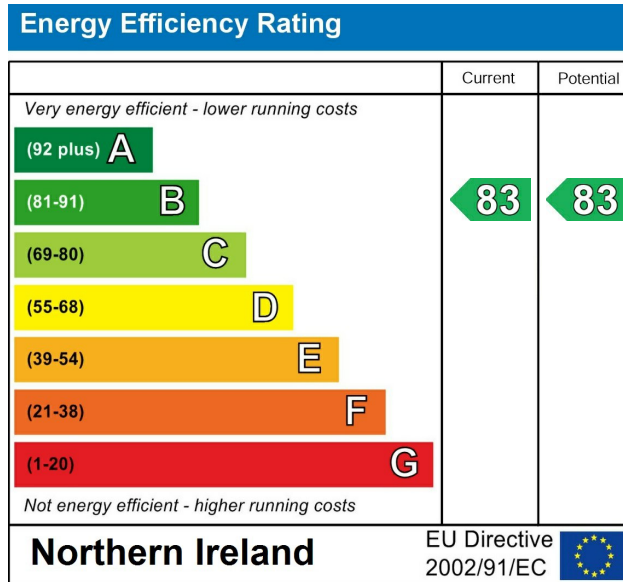
Paved walkways to side.

DETACHED DOUBLE GARAGE 24'7" x 17'9"

With electric roller shutter door. Power and light. Worcester oil fired boiler. Foldaway wooden ladder to fully floored loft area. Perfect for additional storage.







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



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 Fiona.hannah@themortgageshop.net

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