

## 6 Earlsfort, Ballyrobert, BT39 9AH



### PRICE Offers Over £395,000

*Situated within the highly sought after Ballyrobert Village. Number six Earlsfort is positioned within a select courtyard style development of 8no detached family homes. Beautifully presented throughout this impressive double fronted property enjoys a well planned spacious living layout over three floors briefly comprising 5 bedrooms, two deluxe ensuites, master bedroom with walk through dressing room / wardrobe and a superb open plan contemporary kitchen with a living / dining aspect plus sun lounge extension. Enjoying an extensive private rear garden with views over the surrounding countryside 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 Double Fronted Detached Family Home**
  - **5+ Bedrooms / 3+ Receptions**
- **Luxury Open Plan Kitchen / Living / Dining Layout**
  - **Highly Regarded Select Development**
- **Luxury Family Bathroom/ Two Deluxe En Suite Shower Rooms**
  - **Far Reaching Rural Aspect to Rear**
- **Large Private Driveway Suitable For a Number of Vehicles**
  - **Superb Extensive Private Gardens**
- **Fitted Utility Room / Modern Furnished Cloakroom**
- **Oil Fired Central Heating / PVC Double Glazing**



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

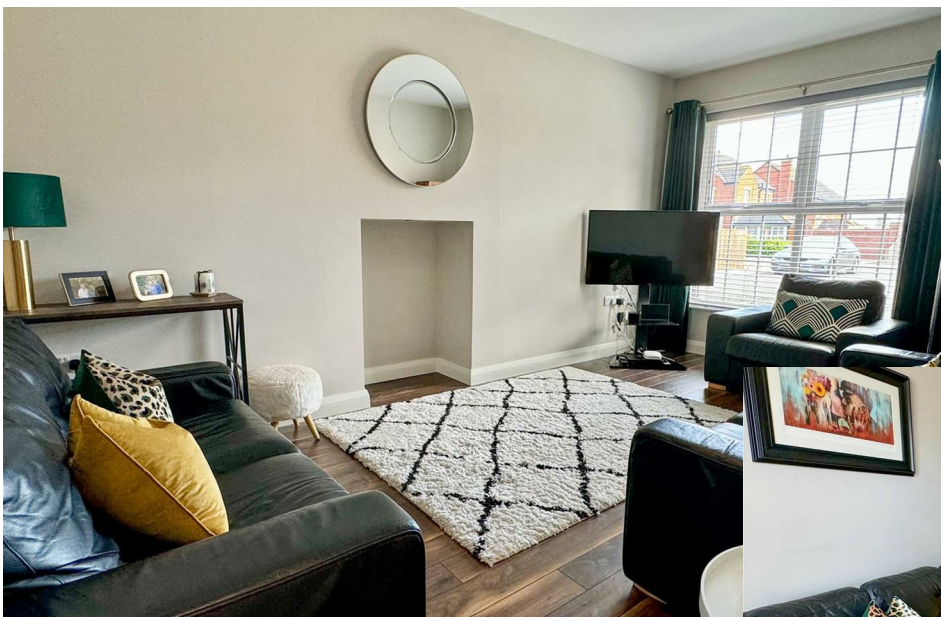
Composite panelled front door with hardwood double glazed sidelights and fan light over. Tiled floor. Feature height ceilings.

Stairwell to first floor.



#### LOUNGE 16'10" x 10'2"

Inglenook recess for stove. Picture window to front elevation. Quality walnut effect laminate plank flooring.



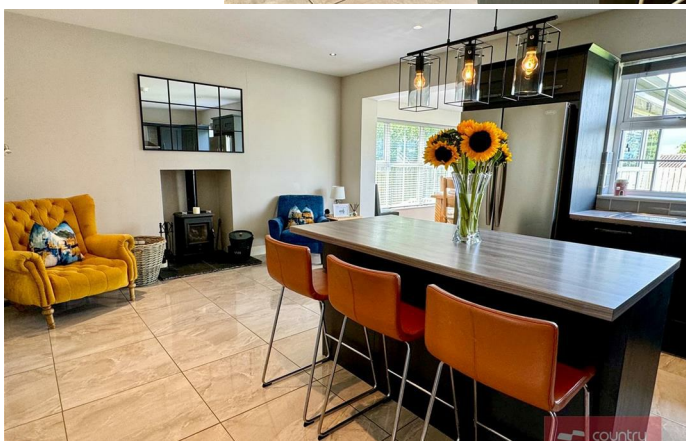
## **FAMILY/ DINING ROOM 16'10" x 10'2"**

Picture window to front elevation. Quality walnut effect laminate plank flooring. Twin glass panelled French doors leading to:



## **OPEN PLAN KITCHEN /LIVING/ DINING ASPECT 20'0" x 14'4"**

Luxury shaker fitted kitchen in matt grey finish equipped with a comprehensive range of high and low level fitted units with contrasting wood grain effect melamine work surfaces. Matching centre island with breakfast bar style return. Inlaid Stainless steel 1.5 bowl sink unit with swan neck mixer tap. Integrated oven with 4 ring ceramic hob with extractor housed in stainless steel canopy. Integrated dishwasher. Space for free standing American style fridge freezer. Part tiled walls in metro style brick tile. Tiled floor extending into sun room. Inset Cast iron wood burning stove on slate hearth in living / dining area. Open arch leading into:



## SUN LOUNGE 12'2" x 9'10"

PVC double glazed French doors to rear garden. Far reaching views over surrounding countryside.

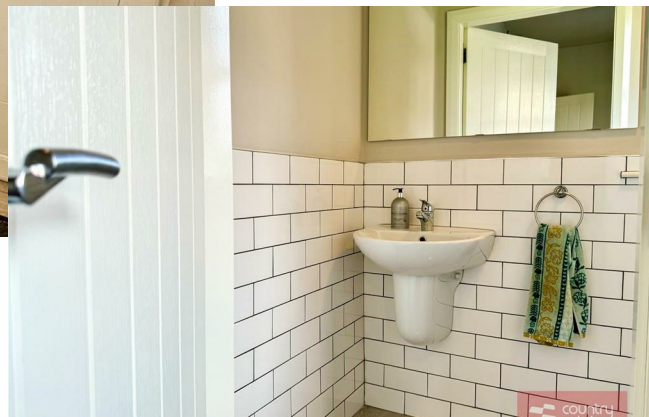


## UTILITY ROOM 10'5" x 7'2"

Modern range of fitted low level shaker style matching units. Integrated washing machine. Space for tumble dryer. Splash back tiling to walls in metro style brick. Tiled floor. PVC double glazed back door.

## FURNISHED CLOAKROOM

Contemporary white two piece suite comprising semi pedestal wash hand basin and WC. Half tiling to walls in metro brick. Tiled floor.



## FIRST FLOOR

### LANDING

Stairwell to second floor.

## **MASTER BEDROOM 18'8" x 10'1"**

Exposed brick feature accent wall. Quality wood effect laminate flooring. Dual window aspect. Open through to:

## **WALK IN DRESSING ROOM/ WARDROBE 10'1" x 6'0"**

Quality walnut effect laminate plank flooring.

## **DELUXE FULLY TILED EN SUITE SHOWER ROOM**

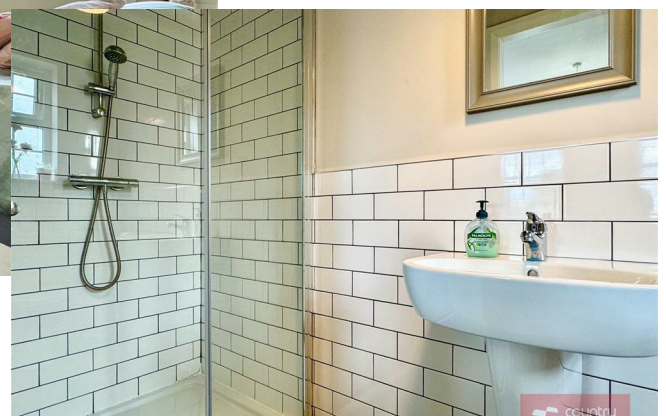
Contemporary white three piece suite comprising oversized fully tiled shower enclosure with full height fixed glass screen. Thermostat controlled mains shower (pressurised system) with drench style shower head and hand shower attachment. Floating vanity and WC. Floating vanity and WC.



## **BEDROOM 2 13'1" x 10'2"**

## **DELUXE EN SUITE SHOWER ROOM**

Contemporary white three piece suite comprising shower enclosure, semi pedestal wash hand basin with monobloc tap and WC. Half tiling to walls. Tiled floor. Walk in fully tiled shower enclosure with thermostatically controlled mains shower (pressurised system).



## **BEDROOM 3 9'6" x 9'0"**

Currently utilised as study.

## **DELUXE BATHROOM**

White four piece suite comprising freestanding roll top ball and claw bath, separate fully tiled shower enclosure with drench style shower, floating vanity unit with twin 'his and hers' sinks and WC. Thermostat controlled mains shower unit (pressurised system). Checker board tiled floor. Half tiling to walls. Access to hot press.



## **SECOND FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 4 19'0" x 10'2"**

Plus recess. Dual window aspect.

### **BEDROOM 5 12'5" x 10'2"**

Plus recess. Access through to adjoining room suitable for

### **DRESSING ROOM/ NURSERY/ STUDY 10'2" x 6'2"**

Keylite skylight.



## DELUXE SHOWER ROOM

Contemporary white three piece suite comprising fully tiled quarter rounded shower enclosure, semi pedestal wash hand basin and WC. Thermostatically controlled shower (pressurised system). Half tiling to walls in metro brick tile. Tiled floor. Keylite skylight.




## OUTSIDE

Front garden finished in neat well tended lawn.

Large private parking forecourt and driveway suitable for a number of vehicles finished in stone.

Extensive private rear garden laid in neat lawn and screened by perimeter fence. Private brick pavior patio area / sun terrace perfect for family barbeques and brick paved path.

Outside tap and external lighting.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</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 	

### IMPORTANT NOTE TO ALL PURCHASERS:

**We have not tested any of the systems or appliances at this property.**



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