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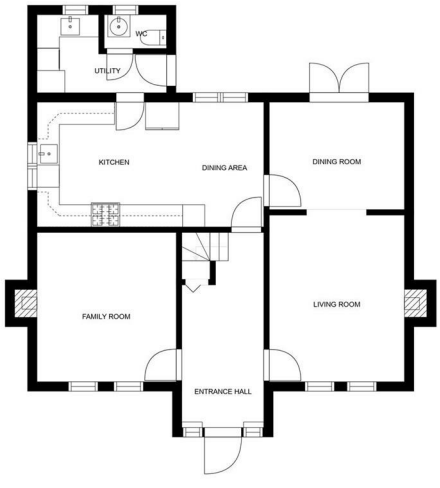


26 Irish Hill Road, Straid, Ballyclare, BT39 9NQ

- Immaculately Presented Detached (c.1,800 sq ft)
- Three Separate Reception Rooms
- Deluxe Fully Tiled Bathroom
- Utility Room; Furnished Cloakroom
- Gardens Front, Side and Rear
- Four Bedrooms; Principal En Suite
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Large Private Driveway; Matching Garage
- Prime Site With Rural Views

Offers Over £279,950

EPC Rating D



SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



26 Irish Hill Road, Ballyclare, BT39 9NQ





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood front door with matching double glazed side screens and fan light over. Tiled floor. Stairwell to first floor.

LOUNGE 15'5" x 12'3"

Open fire in cast iron fireplace with tiled hearth and timber surround. Open arch leading to living room.

FAMILY ROOM 13'10" x 12'3"

Open fire in cast iron fireplace with tiled inset, tiled hearth and timber surround.

LIVING ROOM 12'3" x 9'9"

PVC double glazed French doors to rear garden.







KITCHEN THROUGH DINING ROOM 20'3" x 11'4"

Modern fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Integrated Neff gas hob with stainless steel extractor hood over. Twin integrated Neff under ovens. Integrated dishwasher. Space and plumbed for American style fridge freezer. Glass fronted display cabinets. Splash back tiling to walls. Tiled floor.

UTILITY ROOM widest points

Range of fitted storage units, work surface area, stainless steel sink unit and plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. Hardwood double glazed door to rear garden.

FULLY TILED FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC.

FIRST FLOOR

LANDING

Rural views. Access to hot press and partially floored roof space with slingsby style ladders.

PRINCIPAL BEDROOM 13'10" x 12'4"

Elevated rural views.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary white three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Electric shower.

BEDROOM 2 13'9" x 12'3"

Dual aspect windows enjoying rural views.

BEDROOM 3 widest points

Rural views to rear. Wood laminate floor covering.

BEDROOM 4 11'7" x 8'10"

Rural views. Wood laminate floor covering.

DELUXE FULLY TILED BATHROOM

Contemporary white three piece suite comprising panelled bath/shower, semi pedestal wash hand basin and WC. Thermostat controlled mains shower and curved glass shower screen over bath.

EXTERNAL

Generous sized private driveway finished in block paving.
Front garden finished in lawn.
Fully enclosed, low maintenance paved rear garden.
Separate enclosed service area to rear.
Separate enclosed side garden finished in lawn.
PVC oil storage tank.
External lighting.
Outside tap.





MATCHING GARAGE 18'4" x 10'4"

PVC coated roller shutter door. Separate PVC service door to rear garden. power, light and oil fired central heating boiler.

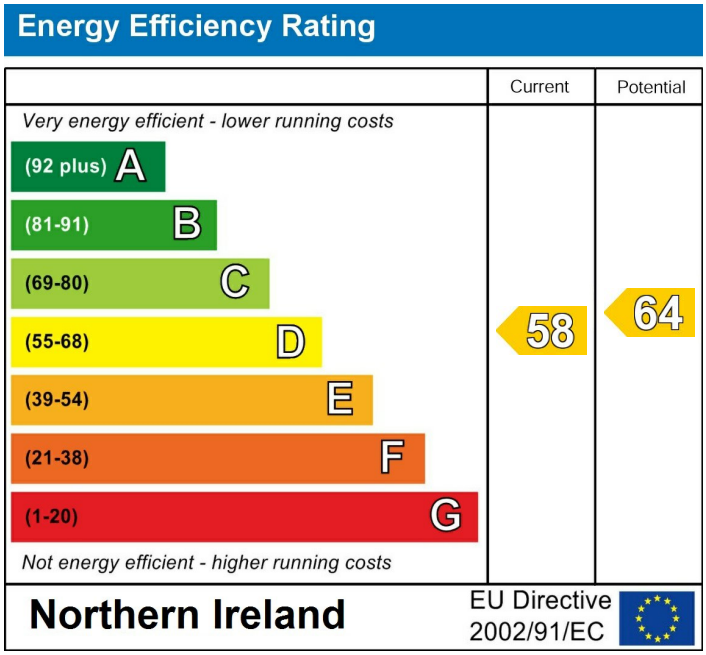
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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 / three+ reception, detached family home with matching garage, occupying a prime site, enjoying rural views front, side and rear, located on the Irish Hill Road, Straid, Ballyclare. The property comprises entrance hall, lounge with open fire, separate family room with open fire, living room, kitchen through dining room with modern fitted kitchen, utility room, fully tiled furnished cloakroom, four well proportioned first floor bedrooms, to include principal with deluxe fully tiled en suite shower room, and deluxe fully tiled family bathroom with contemporary three piece suite. Externally the property enjoys large private driveway finished in block paving, matching garage, and gardens front, side and rear. Other attributes include oil fired central heating, PVC double glazing and convenient access to Newtownabbey, Carrickfergus and Belfast. Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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