COLIN GRAHAM RESIDENTIAL

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15 Legaloy Road, Ballyclare, BT39 9PS

- Immaculately Presented Family Detached
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Driveway; Separate Yard
- Fully Landscaped Site
- Four Bedroom; Two+ Reception
- Luxury Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Integral Double Garage; Workshop; Garden Store
- Adjoining Paddock/Meadow

Offers Over £465,000

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Stairwell to first floor. Access to under stairs store. Glass panelled French doors leading to kitchen through dining room.

LOUNGE 19'11" x 11'10"

Picture window to front elevation enjoying rural view. Open fire in marble fireplace with matching hearth and carved mahogany surround. PVC double glazed sliding patio door leading to rear garden.

STUDY / FAMILY ROOM 13'9" x 10'11"

Timber half panelling to walls. Tiled floor.

KITCHEN THROUGH DINING ROOM 26'10" x 13'7"

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting solid quartz worktop. Matching island unit with breakfast bar area. Inlaid stainless steel 1.5 bowl sink unit. Integrated gas hob with extractor hood over. Integrated double oven, microwave oven, dishwasher, full length fridge and separate full length freezer. Fitted larder unit. Splashback tiling to hob. Tiled floor. PVC double glazed French doors leading to rear garden.







UTLITY ROOM 14'1" x 11'9"

Range of fitted high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to sink. Tiled floor. Access to cloakroom. Access to integral garage. PVC double glazed door leading to rear garden.

FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Half panelling to walls. Chrome towel radiator. Tiled floor.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 13'6" x 12'10" (plus wardrobe space)

Wall to wall fitted wardrobes in timber sliding doors. Elevated rural view to rear.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white, four piece suite comprising shower enclosure, twin sink basins, WC, and bidet. Grohe power shower unit with body jet system. Chrome towel radiator.

BEDROOM 2 13'11" x 10'11"

Wood laminate floor covering. Elevated rural view to front elevation.

BEDROOM 3 15'0" x 11'7"

Elevated rural view to rear. Wood laminate floor covering.

BEDROOM 4 12'0" x 7'11"

FULLY TILED FAMILY BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC.

SEPARATE FULLY TILED SHOWER ROOM

Wet room style shower area, thermostat shower unit, and drench shower head. Fitted wardrobe/storage with mirror panelled sliding doors.

EXTERNAL

Double gates leading to generous sized private driveway area finished in tarmac.
Additional gated driveway area and yard, finished in asphalt and concrete.
Front gardens finished in lawn and range of plants, trees and shrubbery.
External lighting.
PVC soffits, fascia and rainwater goods.
Electric car charging point.
PVC oil storage tank.
Rear garden finished in lawn, paved patio area and wider a of plants trees and shrubbery.
Timber Scandinavian barbecue hut.
Boiler house with oil fired central heating boiler.
Outside tap.
Adjoining paddock/meadow.

INTEGRAL DOUBLE GARAGE 18'3" x 18'3"

Up and over door, separate service door to utility room, power and light.

DETACHED WORKSHOP 37'2" x 28'5" (wps)

Twin aluminium roller shutter doors. Power and light.

SEPARATE STORE ROOM 20'0" x 13'7"

ATTACHED STORE 8'0" x 5'2"

GARDEN STORE 12'9" x 11'9"

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS





Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



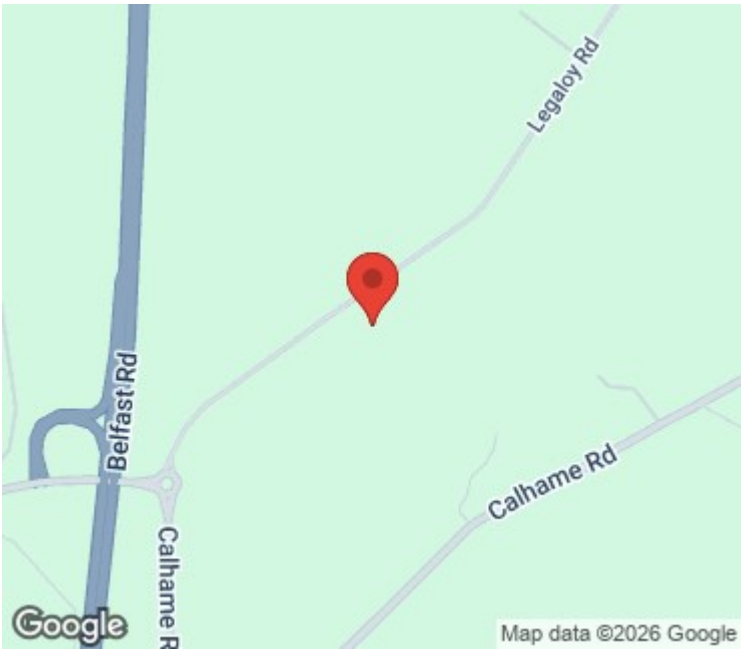
Immaculately presented, four bedroom/two+ reception, detached family home, with integral garage, separate workshop/stables, and adjoining paddock/meadow, occupying a generous sized, fully landscaped site on the periphery of Ballyclare.

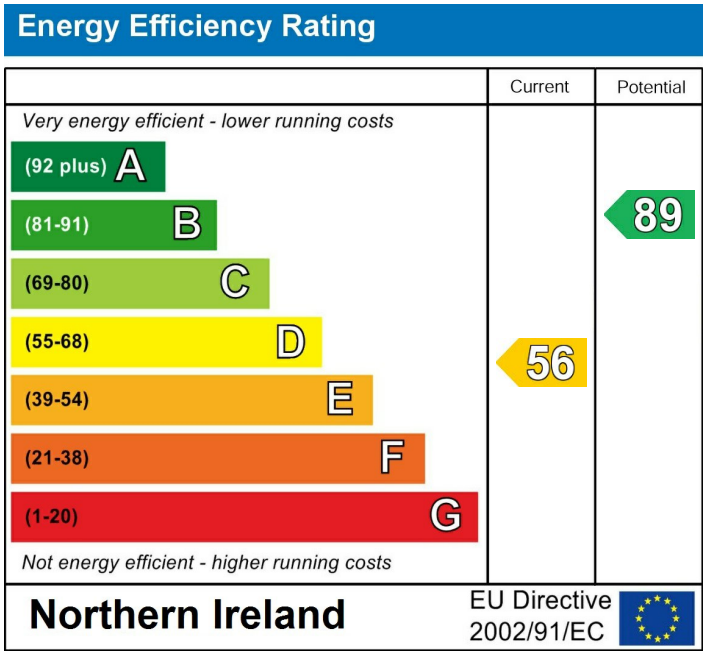
The property comprises entrance hall, lounge, study/family room, kitchen through dining room, luxury fitted kitchen, utility room, furnished cloakroom, four bedrooms, to include principal en suite, family bathroom, and separate shower room.

Externally, the property enjoys private driveway, integral double garage, yard, workshop/stables, adjoining paddock/meadow, and gardens finished in lawn, patio area, timber garden room, and wide array of plants trees and shrubbery.

Other attributes include oil heating, PVC double glazing, rural views front and rear, and convenient location.

Early interest highly recommended.





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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