COLIN GRAHAM RESIDENTIAL

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143 Hillhead Road, Ballyclare, BT39 9LN

- Immaculately Presented Family Home
- Kitchen With Informal Dining Area
- Family Bathroom
- Oil Heating; PVC Double Glazing
- Matching Detached Double Garage
- Five Bedroom; Three+ Reception
- Utility Room; Furnished Cloakroom
- Principal En Suite, Plus 'Jack and Jill' En Suite
- Generous Sized Private Driveway
- Fully Enclosed Rear Garden

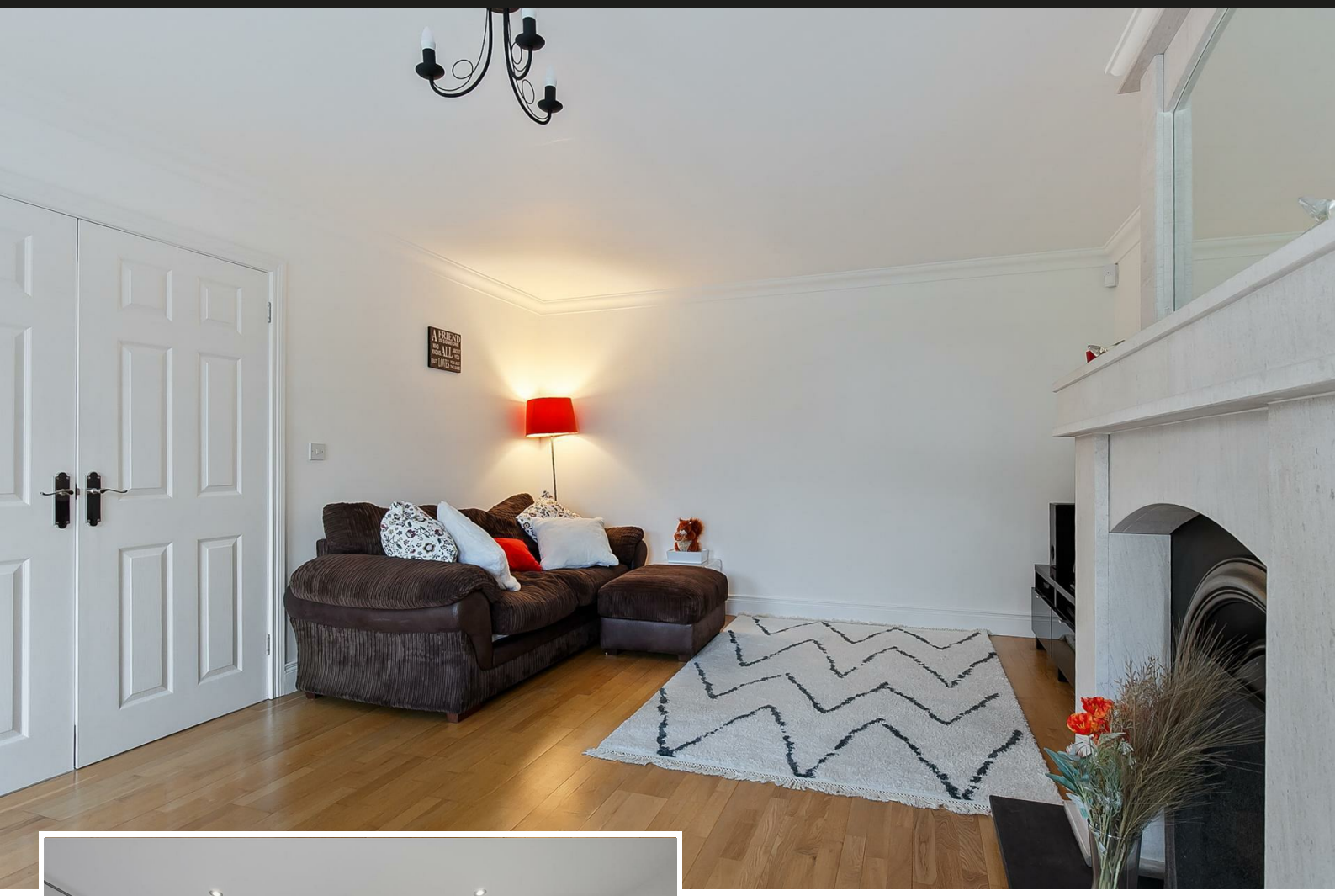
Offers Over £389,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL
Composite , double glazed front door with PVC double glazed side screens. Tiled floor. Stairwell to first floor gallery landing. Double doors leading to:

LOUNGE 20'11" x 13'1"
Open fire in cast iron fireplace with slate hearth and limestone surround. Timber flooring. Sliding sash windows to front elevation.

FAMILY ROOM 13'1" x 10'2"
Timber flooring. Sliding sash windows to front elevation.

DINING ROOM 13'1" x 10'3"
Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA 18'1" x 13'8"
Modern fitted white high gloss kitchen with comprehensive range of high and low level storage units with contrasting solid granite worktop. Matching island unit with quartz effect melamine worktop and breakfast bar area. Inlaid stainless steel 1.5 bowl sink unit. Space for range style oven with glass splashback and stainless steel extractor hood over. Integrated larder fridge and separate larder freezer. Integrated dishwasher. Splashbacks to walls. Tiled floor. PVC double glazed French doors leading to rear garden.







UTILITY ROOM 10'8" x 6'11"

Range of fitted 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 walls. Tiled floor. Access to walk in hot press. Access to furnished cloakroom. Oil fired central heating boiler. PVC double glazed door leading to driveway.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

FIRST FLOOR

GALLERY LANDING

Timber flooring. Access to shelved store. Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 16'7" x 13'0"

Fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

BEDROOM 2 13'1" x 10'3" (wps)

Wood laminate floor covering. 'Jack and Jill' access to en suite shower room.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

BEDROOM 3 13'2" x 10'2" (wps)

Wood laminate floor covering. 'Jack and Jill' access to en suite.

BEDROOM 4 14'6" x 9'4"

Rural view to rear. Wood laminate floor covering.

BEDROOM 5 11'10" x 11'6" (wps)

Wood laminate floor covering. Rural view to rear.

FAMILY BATHROOM

Contemporary, white, three piece suite comprising panelled jacuzzi/whirlpool style corner bath, vanity unit and WC. Fully tiled walls. Chrome towel radiator.

EXTERNAL

Generous sized private driveway finished in tarmac.
Double gates leading to further driveway area, again finished in tarmac.
Paved entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
External power points.
Hot and cold outside taps.
Fully enclosed rear garden finished in lawn and paved patio area.
PVC oil storage tank.

MATCHING DETACHED DOUBLE GARAGE 18'7" x 18'1"

PVC coated roller shutter door. Separate PVC double glazed service door. Power and light.

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





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Immaculately presented, spacious, five bedroom/three+ reception, detached family home with matching detached double garage, conveniently situated off Hillhead Road, Ballyclare.

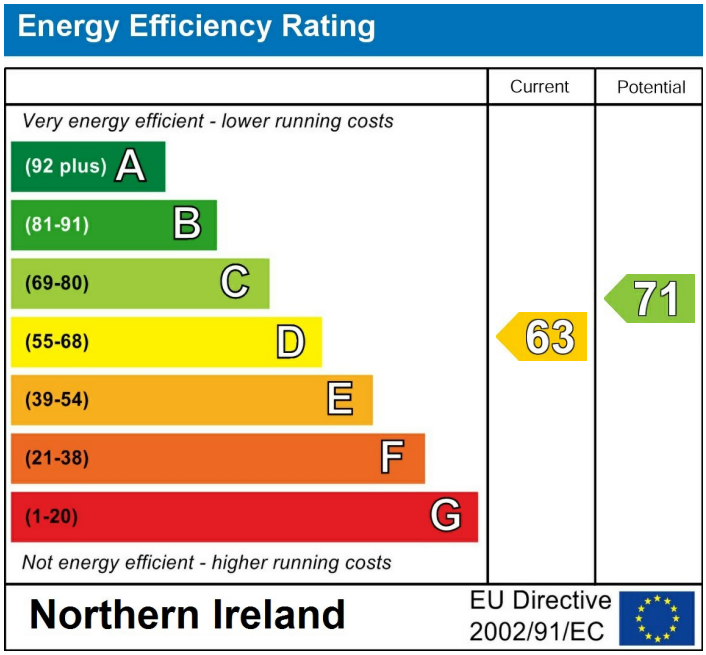
The property comprises entrance hall, lounge, family room, dining room, kitchen with informal dining area, utility room, furnished cloakroom, gallery landing, five well-proportioned bedrooms, to include three with en suite facilities (to include 'Jack and Jill' accessed en suite), and separate family bathroom.

Externally, the property enjoys generous sized private driveway area, extending to rear via double gates, matching detached double garage, and rear garden finished in lawn and paved patio area.

Other attributes include oil heating, underfloor heating and PVC double glazing.

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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