COLIN GRAHAM RESIDENTIAL

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43 Ballylagan Road, Ballyclare, BT39 9QL

- Detached Family Home
- Kitchen With Informal Dining Area
- Family Bathroom; Three En Suites
- Two Separate Studies/Offices; Dressing Room
- Integral Double Garage; Detached Double Garage
- Five Bedrooms; Four+ Reception Rooms
- Utility Room; Furnished Cloakroom
- Oil Heating; Double Glazing
- Generous Driveway; Gardens Front, Side & Rear
- Elevated Rural Views Towards Ballyboley Forest

Offers Over £350,000

EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, panelled front door with matching double glazed side screens. Glass panelled French doors leading to dining room. Glass panelled doors to lounge and kitchen.

LOUNGE 17'8" x 13'10"

Dual aspect windows. Picture window to front elevation enjoying elevated rural views towards Ballyboley Forest. Glass fronted stove with brick chimney and tiled hearth.

DINING ROOM 13'10" x 11'7"

Aluminium framed, double glazed, sliding patio door leading to:

CONSERVATORY 14'5" x 8'3"

In aluminium frame with matching sliding patio doors to rear garden. Tiled floor.

FAMILY ROOM 11'11" x 11'9"

Cast iron wood burning stove on solid granite hearth. Elevated views towards Ballyboley Forest.

KITCHEN WITH INFORMAL DINING AREA 15'10" x 13'8" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated double oven and dishwasher. Rural views to rear. Splash back tiling to walls. Tiled floor. Glass panelled door leading to:







UTILITY ROOM 13'7" x 11'8" (wps)

Range of high and low level storage units with contrasting melamine work surface. Cooker point with stainless steel extractor hood over. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Splash back tiling to walls. Tiled floor. Oil fired central heating boiler. Access to integral double garage. Access to furnished cloakroom. PVC double glazed door leading to rear garden.

FURNISHED CLOAKROOM

With white WC. Tiled floor.

PRINCIPAL BEDROOM 12'11" x 11'1"

Elevated rural views towards Ballyboley Forest.

FULLY TILED EN SUITE SHOWER ROOM

White three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Electric shower. Chrome towel radiator.

GUEST BEDROOM 12'11" x 11'10" (wps)

FULLY TILED EN SUITE SHOWER ROOM

White three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Electric shower.

BEDROOM 3 11'9" x 8'6"

Double doors to built in wardrobe.

STUDY 11'8" x 8'11"

Elevated rural views towards to Ballyboley Forest. Fixed stairwell to first floor.

FAMILY BATHROOM

Three piece suite comprising panelled bath, wash hand basin and WC. Thermostat controlled shower and glass shower screen over bath. Fully tiled walls. Access to large shelved hot press.

FIRST FLOOR

LANDING

Rural views to rear.

BEDROOM 4 11'3" x 10'10"

Fitted wardrobes and storage units.

EN SUITE FURNISHED CLOAKROOM

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

DRESSING ROOM 11'3" x 10'11"

Rural views to rear.

STUDY 11'5" x 10'3"

Rural views to rear. Access to walk in roof space area.

BEDROOM 5 12'11" x 11'5"

Rural views to rear. Fitted desk and storage units. Access to under eaves storage.

EXTERNAL

Double gates leading to generous sized private driveway area finished in asphalt.
Gardens to front, side and rear finished in lawn, decorative stone, paved patio area and range of plants, trees and shrubbery.
Vegetable patch.
External lighting.
Outside tap.

INTEGRAL DOUBLE GARAGE 19'1" x 17'0"

Two power operated roller shutter doors. Separate service door to utility room. Power, light and oil storage tank.

MATCHING DETACHED DOUBLE GARAGE 19'11" x 19'7"

Two up and over main doors. Separate service door to rear garden. Power, light and fitted storage units.

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.

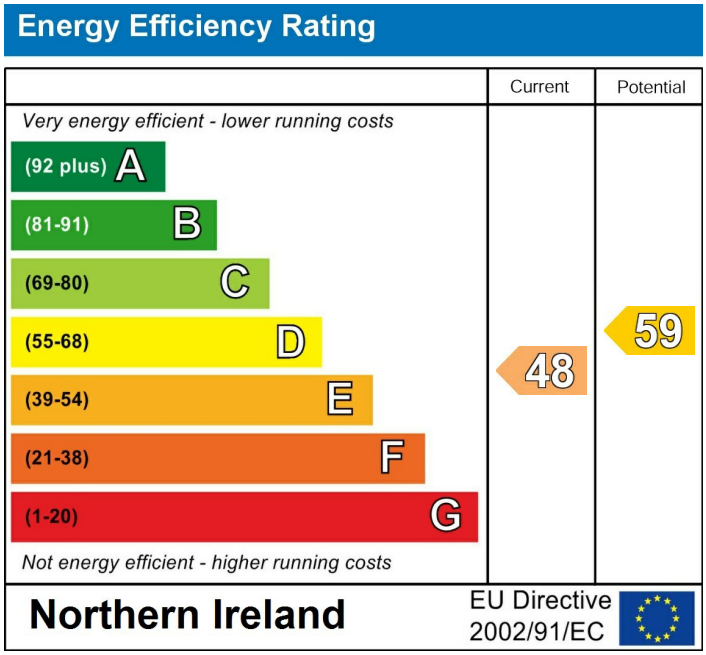






Immaculately presented, five bedroom, four+ reception, detached family home with integral double garage and separate, matching detached double garage, occupying a generous sized site enjoying elevated rural views towards Ballyboley Forest, located off the Ballylagan Road, Straid, Ballyclare. The property comprises entrance hall, lounge with glass fronted stove, dining room with sliding patio door leading to conservatory, separate family room, modern fitted kitchen with informal dining area, utility room, furnished cloakroom, five well proportioned bedrooms, to include principal, guest and bedroom four with en suite facilities, two separate studies/offices, dressing room, and family bathroom with three piece suite. Externally the property enjoys double gates leading to generous sized private driveway area, integral double garage, separate matching detached double garage, and gardens to front, side and rear finished in lawn, decorative stone, paved patio area and range of plants, trees and shrubbery. Other attributes include oil fired central heating and double glazing. 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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