COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

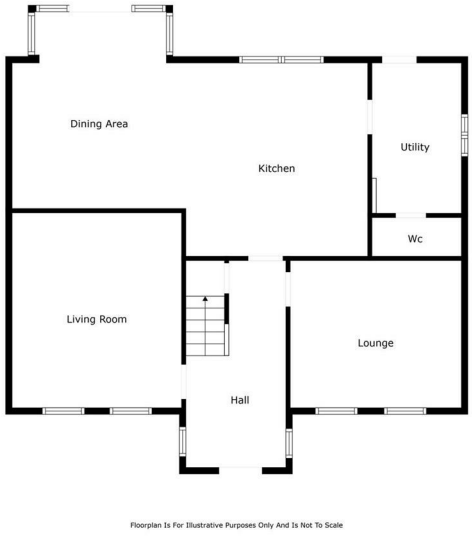


Site 2 88-90 Ballynashee Road, Ballyclare, BT39 9TG

- Newly Constructed, Detached Family Home
- Lounge; Separate Family Room
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Large Matching Detached Garage
- Four Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Deluxe Bathroom; En Suite Shower Room
- Private Driveway
- Elevated Rural Views

Offers Over £389,950

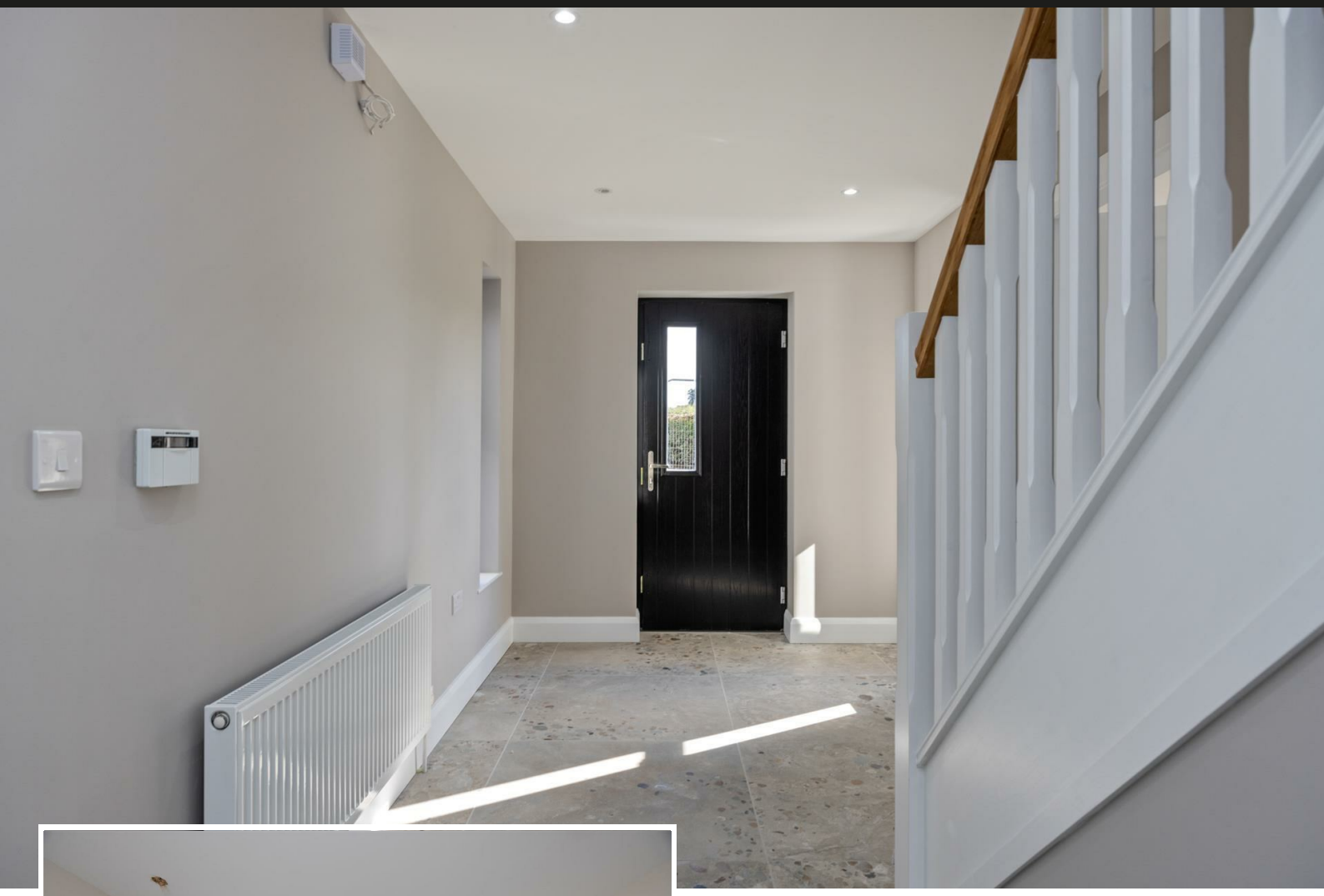
EPC Rating

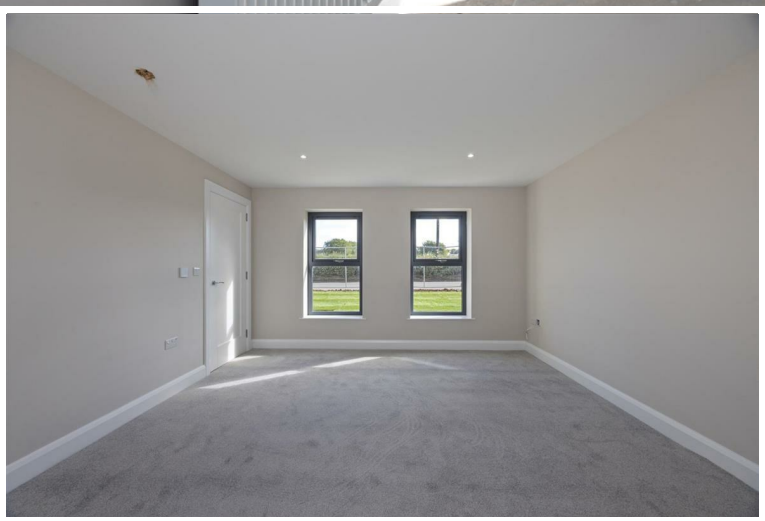


Floorplan Is For Illustrative Purposes Only And Is Not To Scale



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Tiled floor. Stairwell to first floor. Access to under stairs store.

LOUNGE 15'5" x 13'1"

FAMILY ROOM 13'0" x 11'8"

KITCHEN THROUGH DINING ROOM 27'7" x 15'10" (wps)

Luxury fitted kitchen with range of high and low level storage units, with contrasting solid quartz work surface. Matching island unit with breakfast bar area. Inlaid, colour coded, 1.5 bowl sink unit. Integrated hob with extractor hood over. Integrated, Bosch double ovens. Integrated dishwasher. Solid quartz splashback and upstands to walls. Tiled floor. Sun porch to dining area, with PVC double glazed doors leading to rear garden. Open aspect to rear.



UTILITY ROOM 11'8" x 6'9"

Range of fitted storage units with contrasting, marble effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Upstands to walls to match work surface. Access to furnished cloakroom. PVC double glazed French door to rear garden.

FURNISHED CLOAKROOM

Contemporary, two piece suite comprising floating vanity unit and WC. Chrome towel radiator. Tiled floor.

FIRST FLOOR

LANDING

Access to walk-in hot press and roof space.

PRINCIPAL BEDROOM 13'1" x 11'9"

Rural views to front elevation.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator. Tiled floor.



BEDROOM 2 13'1" x 13'1"

Rural views to front elevation.

BEDROOM 3 13'9" x 13'1"

Rural views to rear.

BEDROOM 4 13'1" x 8'9"

Rural views to rear.

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator. Tiled floor.



EXTERNAL

Generous sized, private driveway area, finished in tarmac.
Front garden, levelled and top soiled.
Stone clad entrance porch.
Seamless aluminium guttering.
Outside tap.
Rear garden, levelled and top soiled.
Open aspect to rear.
PVC oil storage tank.

LARGE MATCHING DETACHED GARAGE 17'6" x 11'11"

PVC coated, roller, shutter door. Separate PVC double glazed service 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.



One of only two, newly constructed, detached, family homes, with large matching detached garage, situated off the Ballynashee Road, Ballyclare.

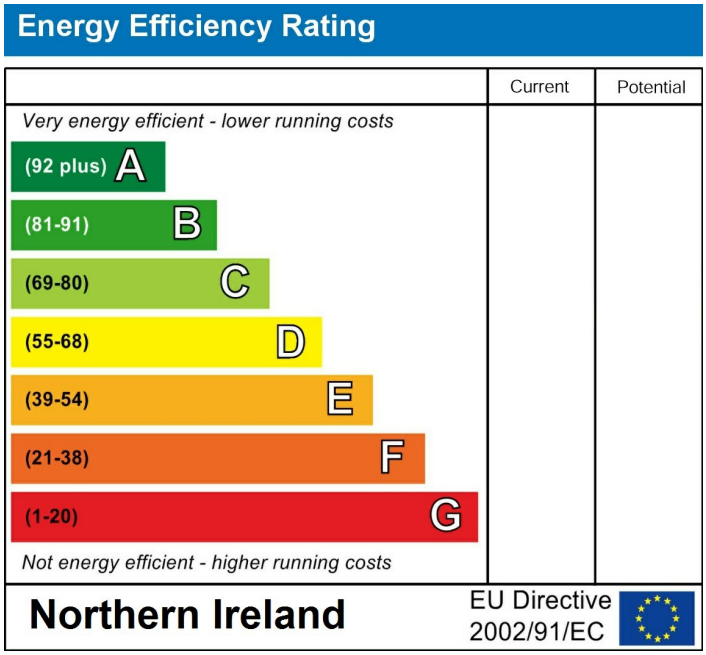
The property comprises entrance hall, lounge, family room, kitchen through dining room, utility room, furnished cloakroom, four well-proportioned bedrooms, to include principal en suite, and deluxe family bathroom, with contemporary, white four piece suite.

Externally, the property enjoys private driveway finished in tarmac, large matching detached garage, and rear garden finished in lawn and paved patio area.

Other attributes include oil heating, PVC double glazing, and elevated, rural views to rear.

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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