COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com




# 108 Hillhead Road, Ballyclare, BT39 9LN

- Impressive Detached Residence (c.6,000 Sq Ft)
- Four En Suite Bedrooms; Three Ground Floor Reception Rooms
- Basement Games Room & Cinema Room
- Luxury Kitchen With Informal Living/Dining Area
- Oil Heating; Under Floor Heating
- PVC Double Glazing
- Utility Room; Furnished Cloakroom
- Tarmac Driveway; Double Car Port
- Double Garage With Gym Above
- Generous Sized Site; Rural Aspects

Offers Over £675,000

EPC Rating B





# 108 Hillhead Road, Ballyclare, BT39 9LN





## PROPERTY DESCRIPTION

### ACCOMMODATION

### RECEPTION HALL

Composite front door with PVC double glazed side screen. Stairwell to first floor gallery landing. Stairwell to basement. Access to store. Double doors to lounge.

### FURNISHED CLOAKROOM

Contemporary white two piece suite comprising sink and WC. Solid timber flooring.

### LOUNGE 23'1" x 21'4"

Feature dual aspect corner window enjoying rural views. Ready for open fire. Solid timber flooring.

### DINING ROOM 22'3" x 12'11"

Dual aspect windows. Tiled floor.

### FAMILY ROOM 21'3" x 15'11" (wps)

Feature dual aspect corner window enjoying rural views. Vaulted ceiling. Stairwell to first floor gallery landing. Ready for open fire. PVC double glazed French doors to rear garden. Tiled floor. Access to twin shelved stores. Open through to:

### KITCHEN WITH INFORMAL LIVING/DINING AREA 26'6" x 20'4"

Luxury fitted contemporary kitchen with comprehensive range of high and low level storage units with solid quartz work surface. Matching island unit with walnut breakfast bar area. Stainless steel sink unit with Quooker boiling water tap. Integrated Siemens induction hob with extractor hood over. Integrated Siemens eye level oven and microwave combination oven. Integrated Bosch dishwasher. Plumbed for American style fridge freezer. Tiled floor. Dual aspect windows.







## REAR HALL

Tiled floor. PVC double glazed door to driveway. PVC double glazed French doors to rear garden. Access to store.

## UTILITY ROOM 11'8" x 7'7"

Range of luxury fitted contemporary high and low level storage units with contrasting stone effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated eye level Bosch oven and microwave. Space and plumbed for dishwasher. Tiled floor. Access to roof space.

## FIRST FLOOR

## GALLERY LANDING

Solid timber flooring. Access to hot press.

## PRINCIPAL BEDROOM 21'2" x 15'0" (wps)

Feature dual aspect corner window with Juliet style balcony, enjoying elevated rural views. Ready for open fire. Vaulted ceiling.

## WALK IN WARDROBE / DRESSING ROOM 16'4" x 7'2"

## DELUXE EN SUITE SHOWER ROOM

Three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Tiled floor.

## BEDROOM 2 22'3" x 14'7" (wps)

PVC double glazed French doors to Juliet style balcony, enjoying elevated rural views. Solid timber flooring.

## WALK IN WARDROBE / DRESSING ROOM 10'8" x 6'6"

Solid timber flooring.

## DELUXE EN SUITE BATHROOM

Four piece suite comprising freestanding bath, fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Tiled floor. Access to floored roof space. Jack and Jill access to bedroom three.

## BEDROOM 3 16'0" x 12'4"

Solid timber flooring. Stairwell leading to:

## STUDY 12'4" x 6'10"

## WALK IN WARDROBE / DRESSING ROOM 10'4" x 7'2"

## GUEST SUITE 17'7" x 16'0" (wps)

PVC double glazed French door to veranda area and gym.

## EN SUITE SHOWER ROOM

Three piece suite comprising fully tiled shower enclosure, floating vanity unit and concealed cistern WC. Tiled floor.

## GYM 28'7" x 21'7" (wps)

Sprung floor. PVC double glazed French door to external stairwell.

## SHOWER ROOM

Three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator.

## BASEMENT LEVEL

## HALLWAY AREA

Access to twin stores and comms room.

## GAMES ROOM / ENTERTAINMENT ROOM 18'6" x 17'7"

## CINEMA ROOM 17'7" x 17'1"

## LUGGAGE ROOM / STORE 14'1" x 10'7" (wps)





## EXTERNAL

Generous sized private driveway finished in tarmac.
Gardens front, side and rear finished mainly in lawn.
External lighting.
External power points.
Outside tap.
Patio area.
Timber barbeque area.
Double car port.



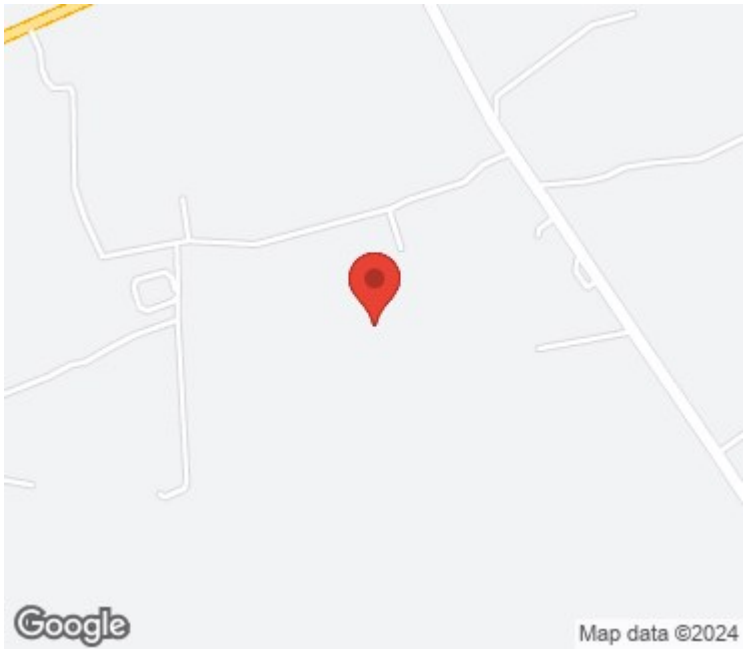
***Stunning detached family residence extending to c.6,000 sq ft, encompassing basement level entertainment hub, plus double car port and double garage, occupying a c0.66 acre site that enjoys quiet, rural surroundings, whilst being located only a short commute from Belfast, surrounding towns, local amenities, and a wide array of excellent schools. The property offers both generous and adaptable family accommodation, and is finished to an exceptional specification throughout.***

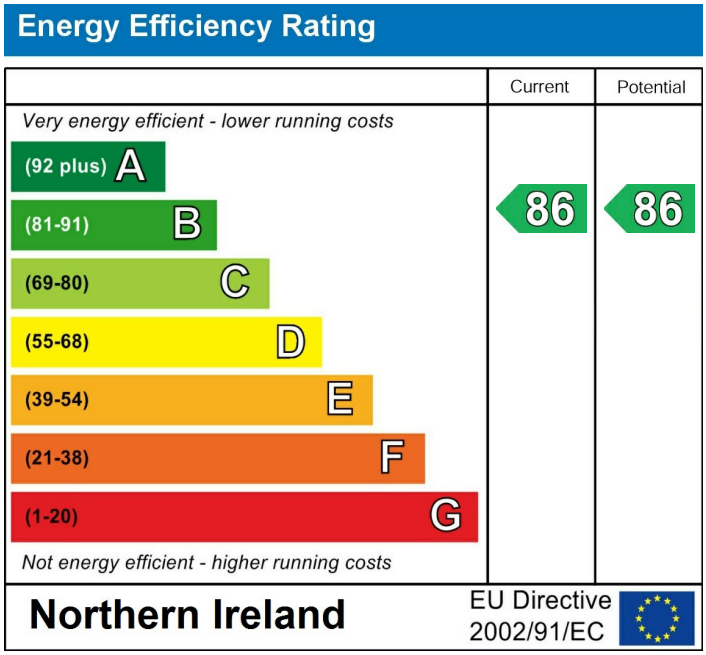
***The property boasts an impressive reception hall, furnished cloakroom, three separate reception rooms, luxury fitted kitchen with informal living/dining area, rear hall and utility room to ground floor level, with games room, cinema room and luggage room to basement level and four first floor en suite bedrooms, three of which with walk in wardrobes/dressing rooms, to first floor level.***

***Accessed via a linked walkway, accommodation over the garage includes a gym with sprung floor and contemporary shower room.***

***Externally there are twin entrance pillars leading to a private driveway area finished in tarmac, double car port, double garage with utility store and shower room, and gardens front, side and rear finished mainly in lawn, patio area and timber barbecue area.***

***Other attributes include P.V.C. double glazing, oil fired central heating system with underfloor heating to ground floor and basement levels (ready for conversion to ground source heat pump), gas heating to garaging and gym, and alarm system.***




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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