



4 Cloughlin Manor

Ballyclare, BT39 9LH

Offers over £399,950



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Nestled within a private development of just four exclusive homes, this beautifully appointed detached property is located just off the sought-after Rashee Road in Ballyclare. Offering spacious, flexible accommodation, it is the ideal home for modern family living—within walking distance of leading local schools, shops, and a wide range of amenities.

Internally, the property boasts four versatile reception rooms, including a bright and airy sunroom and a dedicated study—perfect for working from home. The stunning kitchen features a central island, integrated appliances, and ample storage, complemented by a separate utility room and convenient downstairs W/C.

Upstairs, you'll find four well-proportioned bedrooms, including a generous master with en-suite shower room, and a luxurious four-piece family bathroom.

Externally, the home sits on a generous site with front, side, and rear gardens. The rear garden benefits from a raised feature decking area—ideal for outdoor entertaining. A private driveway provides off-street parking for multiple vehicles and leads to a detached single garage.

Early viewing is highly recommended, as a high level of interest is anticipated.

PORCH

7'1 x 3'8 (2.16m x 1.12m)

Hardwood front door with side and overhead feature glazed insets. Leading to internal hard wood door with glazed feature insets.

HALLWAY

7'1 x 16'8 (2.16m x 5.08m)

Solid wood flooring.

FAMILY ROOM

16'8 x 11'9 (5.08m x 3.58m)

Feature wood burning stone. Slate tiled hearth. Bespoke made log storage recess. Bespoke built media wall. Solid wood flooring.

LIVING ROOM

11'8 x 16'8 (3.56m x 5.08m)

Feature gas fire with Corian mantle, surround and hearth. Solid wood flooring.

OFFICE

7'3 x 6'9 (2.21m x 2.06m)

Solid wood flooring.

REAR HALL

3'9 x 11'2 (1.14m x 3.40m)

Solid wood flooring.

TOILET

7'3 x 4 (2.21m x 1.22m)

White suite comprising low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled flooring.

FITTED KITCHEN

16 x 10'5 (4.88m x 3.18m)

Shaker style kitchen with range of high and low level units with contrasting granite worktops. Stainless steel 1.5 sink bowl unit with drainer and mixer taps. Two integrated eye level oven and grill. Integrated gas Neff hob. Integrated stainless steel extractor fan. Integrated dishwasher. Feature island. Feature tiled flooring. Recessed spotlights.

UTILITY

12'3 x 7'3 (3.73m x 2.21m)

Range of high and low level units with contrasting formica worktops. Stainless steel sink unit with drainer and mixer taps. Integrated fridge freezer. Tiled flooring.

DINING ROOM

11'5 x 18'7 (3.48m x 5.66m)

Tiled flooring. Feature brick wall. Access to side and rear gardens.

FIRST FLOOR

BEDROOM 1

15'10 x 11'8 (4.83m x 3.56m)

Solid wood flooring. Hulsta integrated furniture.

Tel: 02893438090

ENSUITE

7'2 x 7 (2.18m x 2.13m)

White suite comprising fully enclosed mains shower. Low flush wall hung W/C, Vanity style wash hand basin with mixer taps. Vertical radiator. Tiled walls. Tiled flooring. Recessed spotlights.

BEDROOM 2

17'6 x 11'8 (5.33m x 3.56m)

Laminate wood effect flooring. Recessed spotlights.

BEDROOM 3

15'5 x 8'9 (4.70m x 2.67m)

Built in storage. Access to roofspace.

STORAGE

5'3 x 3'5 (1.60m x 1.04m)

BEDROOM 4

11'8 x 10'5 (3.56m x 3.18m)

Laminate wood effect flooring.

BATHROOM

11'7 x 8'3 (3.53m x 2.51m)

White suite comprising tiled enclosed bath with mixer taps. Fully enclosed mains shower unit. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled walls. Tiled flooring. Recessed spotlights.

LANDING

22'8 x 7'2 (6.91m x 2.18m)

Access to storage.

STORAGE

3'3 x 6'5 (0.99m x 1.96m)

STORAGE

3'3 x 4'4 (0.99m x 1.32m)

OUTSIDE

Rear garden with laid in lawn, Feature paving with pergola. Raised decking. Outdoor lighting. Outdoor tap.

Feature flower beds with mature shrubbery and stonework. Paved driveway for multiple cars.

GARAGE

11'5 x 17'3 (3.48m x 5.26m)

Power and lights. Roller shutter.

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Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



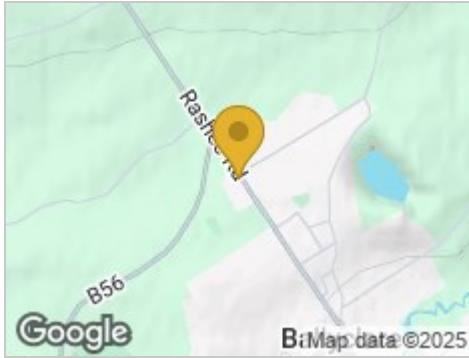
Road Map



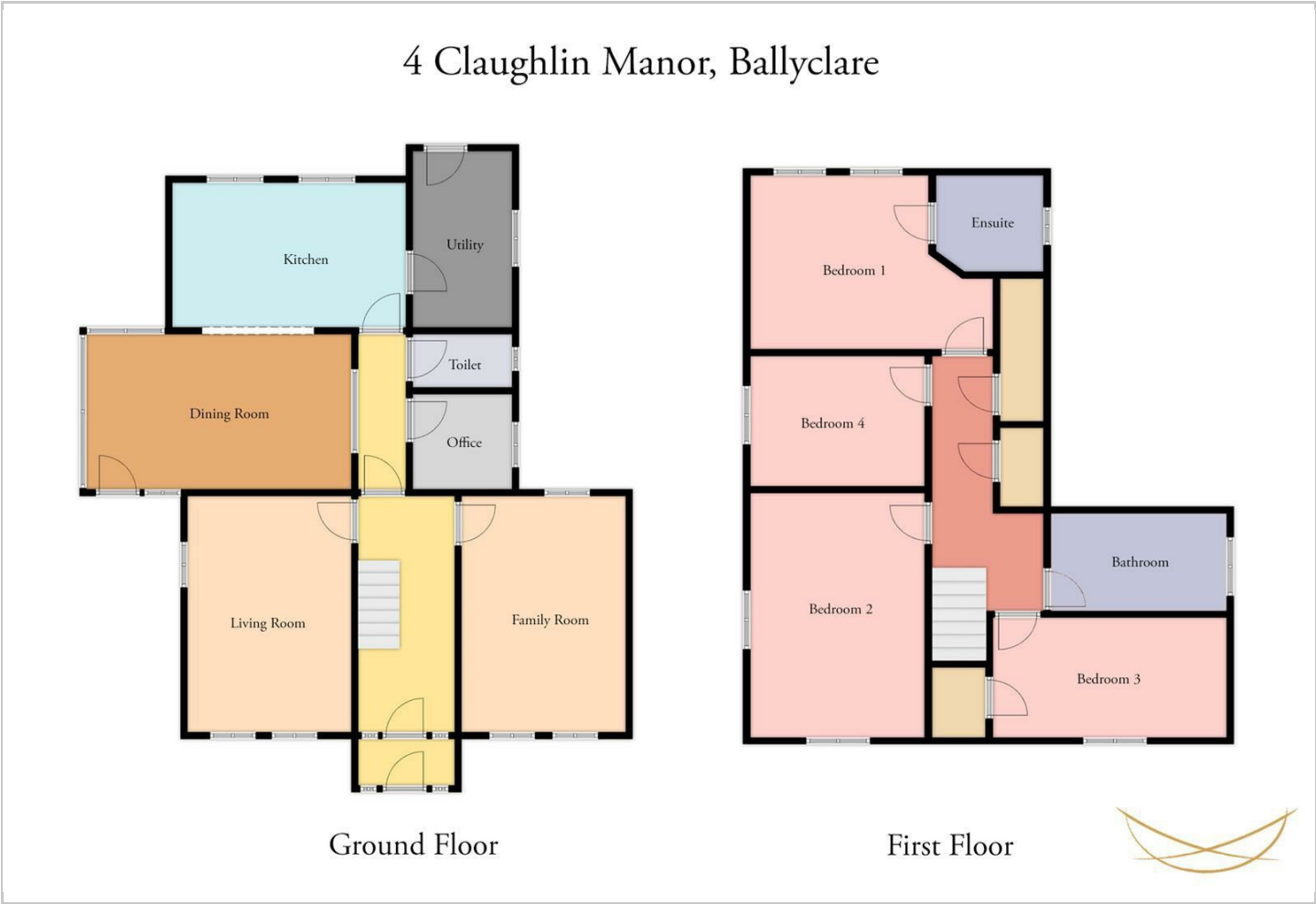
Hybrid Map



Terrain Map



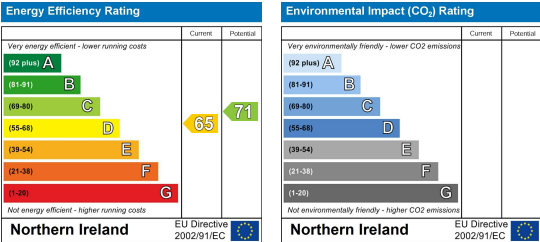
Floor Plan



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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