

40 Hollybank Road, Parkgate, BT39 0DL



PRICE Offers Over £450,000

Positioned on an extensive mature private site within a well regarded popular rural location. This impressive detached double fronted family home enjoys a well planned spacious living layout incorporating 4 bedrooms, 3+ receptions, farmhouse kitchen with casual dining area and utility room. The property further benefits from two ensuite bathrooms, a deluxe, four piece family bathroom and two ground floor furnished cloakrooms. Externally, the property boasts well tended gardens perfect for the young family and for evening entertaining. An early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

- **Impressive Detached Family Home**
 - **4 Bedrooms**
 - **3+ Receptions**
- **Highly Regarded Rural Location**
 - **Feature Gallery Style Landing**
- **Extensive Private Site With Open Aspect**
 - **Integral Double Garage With Parking Forecourt**
- **2 En Suite Bathrooms/ Deluxe Four Piece Family Bathroom**
- **Farmhouse Style Kitchen With Casual Dining Aspect**
- **Double Glazed Windows/ Oil Fired Central Heating**



ACCOMMODATION

GROUND FLOOR

Front door with double glazed full height side screens into:-

ENTRANCE PORCH

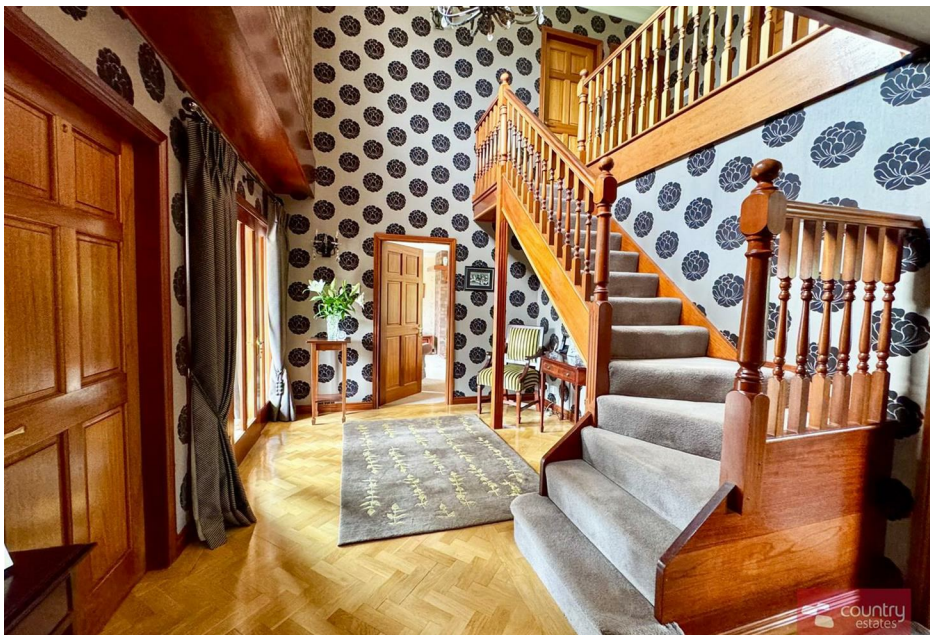
With tiled floor.

RECEPTION STYLE HALL 14'3" x 10'3"

At max. Quality oak flooring in Herringbone style extending into cloakroom. Feature mahogany staircase to gallery landing.

FURNISHED CLOAKROOM

Comprising button flush w.c, modern vanity unit in gloss white finish with granite work surfaces and monobloc tap.



LOUNGE 26'0" x 14'4"

Into bay window. Attractive inglenook style full height feature fireplace with quarry tile hearth and solid mahogany mantle. Sliding double glazed doors to courtyard and gardens. Twin French doors into dining room.



DINING ROOM 11'3" x 13'6"

Quality exposed oak plank flooring.



FARMHOUSE STYLE KITCHEN/ INFORMAL DINING ASPECT 19'3" x 13'9"

Equipped with a comprehensive range of high and low level oak fitted units with contrasting granite work surfaces. Inlaid Franke stainless steel sink unit with swan neck mixer tap. Integrated eye level oven with separate four ring hob. Concealed overhead extractor fan housed in matching canopy. Integrated dishwasher. Twin leaded glass display cabinets. Complementary wall tiling. Tiled floor.



UTILITY ROOM 13'9" x 8'6"

Equipped with a range of high and low level fitted units with co-ordinating work surfaces and inlaid single drainer stainless steel sink unit. Tiled floor. External double glazed door to gardens. Service door into:-

FAMILY ROOM 14'8" x 11'6"

Attractive granite open fireplace with French oak mantle and raised polished granite hearth.



INTEGRAL DOUBLE GARAGE 27'9" x 22'3"

At max. Electric up and over door. Power and light.

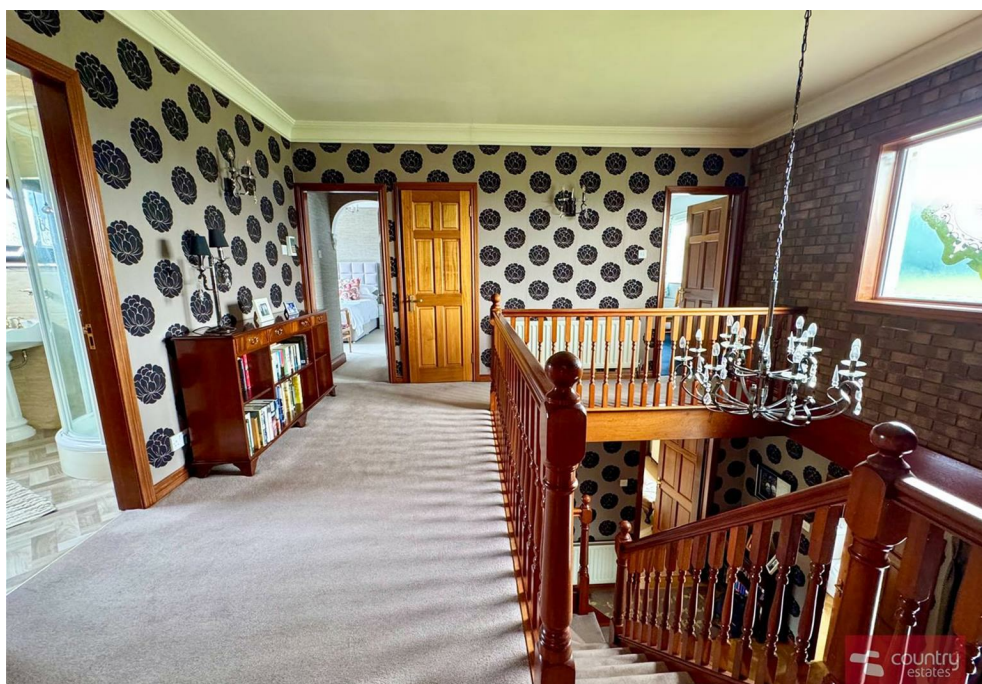
FURNISHED CLOAKROOM

Comprising modern vanity unit with monobloc tap and button flush w.c. Tiled floor. Half tiled walls.

FIRST FLOOR

SPACIOUS GALLERY LANDING

With large hot press housing Salamander Pump for power showers.



BEDROOM 1 15'3" x 13'5"

At max. Equipped with a modern range of bespoke built in bedroom furniture.

MODERN EN SUITE

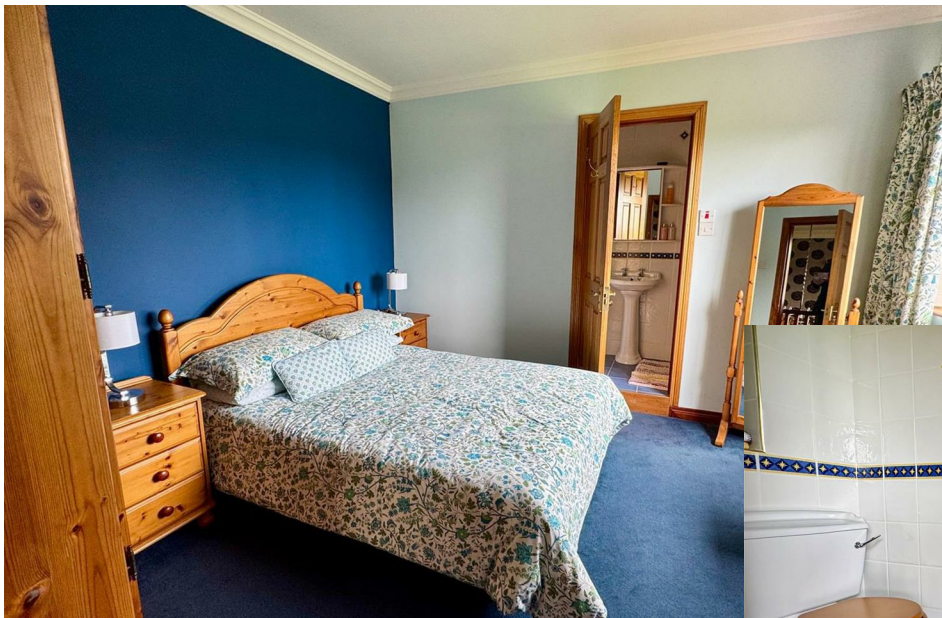
Comprising button flush w.c, pedestal wash hand basin with monobloc tap and tiled accent panel and quarter rounded shower cubicle with power shower.



BEDROOM 2 11'9" x 11'3"

MODERN EN SUITE

Comprising low flush w.c, pedestal wash hand basin and shower cubicle with electric shower unit. Tiled walls. Tiled floor.



BEDROOM 3 14'3" x 12'0"

BEDROOM 4 14'3" x 11'0"

Walk in fitted wardrobe.



DELUXE FOUR PIECE FAMILY BATHROOM

Comprising low flush w.c, pedestal wash hand basin with tiled accent panel, bath with telephone shower attachment and quarter rounded shower cubicle with power shower.



OUTSIDE

Extensive mature private site screened by perimeter hedge and fencing laid mostly in neat well tended lawn stocked with a variety of shrubs and plants.

Twin paved terrace areas and patio perfect for evening entertaining and family barbeques.

Twin pillars at entrance with parking forecourt suitable for a number of vehicles with integral double garage.

3 outside taps.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



You Talk. We Listen.

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Fiona.hannah@themortgageshop.net

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