

## 9 Rockland View, Ballyclare, BT39 9LZ



### PRICE Offers Over £298,500

*Positioned within a select modern development of nine contemporary styled family homes. Perfectly situated within comfortable walking distance of Ballyclare town centre. This superb 4 bedroom detached family home is beautifully presented throughout and will interest the purchaser searching for a home with a turn key style finish without the wait. Constructed in September 2021 the property extends to circa 1575sqft and boasts a spacious lounge with an open plan luxury kitchen with informal dining aspect and sun lounge extension the property further benefits from a professionally landscaped site with an open aspect. An early viewing is advised.*

**> 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

- **Superb Modern Detached Family Home**
  - **4 Bedrooms/ 1+ Reception**
- **Contemporary Open Plan Living Kitchen Dining Layout**
  - **Sun Lounge Extension / Circa 1575 sqft**
  - **Select Modern Private Development**
  - **Luxury Shaker Kitchen With Centre Island**
- **Luxury Four Piece Family Bathroom/ Deluxe Modern En Suite**
  - **Utility Room / Modern Furnished Cloakroom**
  - **PVC Double Glazing / Gas Central Heating**
- **Hard Landscaped Rear Garden / Open Aspect To Front**





## ACCOMMODATION

### GROUND FLOOR

Black composite front door with full height double glazed side screen into:-

#### SPACIOUS RECEPTION STYLE HALL 19'9" x 6'9"

Approximately. Full height double glazed picture window to gable side. Tiled floor. Under stairs storage cupboard.



#### MODERN FURNISHED CLOAKROOM

Comprising button flush w.c and modern gloss vanity unit with monobloc tap and tiled splashback. Windsor pattern tiled floor.

#### LOUNGE 14'9" x 12'6"

Attractive modern marble fireplace with contrasting marble inset and matching hearth. Gas fire. Full height picture style window with aspect over green.





## OPEN PLAN LIVING/ KITCHEN/ DINING LAYOUT 29'7" x 20'8"

Contemporary open plan layout incorporating a luxury kitchen fitted with a comprehensive range of high and low level shaker style units in Oxford blue finish with contrasting granite worksurfaces. Inlaid stainless steel sink unit with monobloc tap. Integrated eye level oven with separate 5 ring gas hob and overhead extractor fan housed in stainless steel chimney with glass hood. Integrated dishwasher. Housing for freestanding American style fridge. Fixed centre island with breakfast bar style return for casual dining and fitted under units. Part tiled walls in Metro brick style.

Sun lounge extension with fixed double glazed sliding patio door. Dining area with fixed double glazed sliding patio door. Parquet style tiled floor.





## UTILITY ROOM 8'8" x 6'0"

Fitted with a matching range of shaker style units with contrasting work surfaces. Single drainer stainless steel sink unit with monobloc tap. Plumbed for washing machine. Housing for gas boiler. External double glazed door to side.

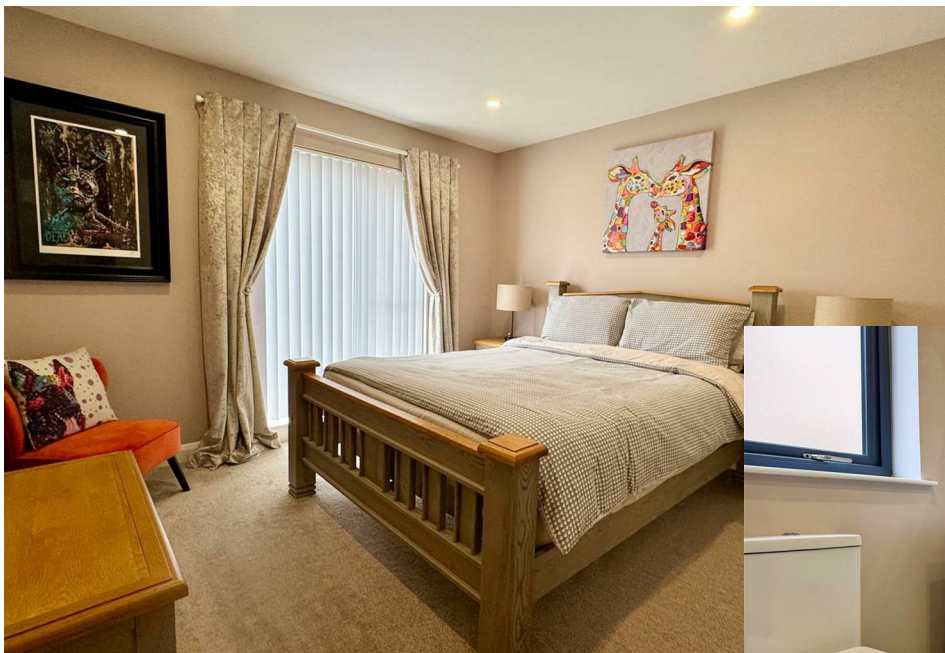
## FIRST FLOOR

### BEDROOM 1 15'7" x 11'6"

At max full height picture style window with views over green and cul de sac

### DELUXE EN SUITE

Comprising button flush w.c, semi pedestal wash hand basin with monobloc tap and feature tiled accent panel. Fully tiled large shower enclosure with thermostatically controlled shower. Tiled floor.



### BEDROOM 2 12'3" x 12'8"

At max.





### **BEDROOM 3 11'0" x 8'4"**

Dual window aspect. Presently used as dressing room. Views over green and cul de sac

### **BEDROOM 4 11'0" x 11'3"**



### **LUXURY FOUR PIECE FAMILY BATHROOM**

Comprising button flush w.c, semi pedestal wash hand basin with monobloc tap and tiled accent panel. Quarter rounded fully tiled shower enclosure with thermostatically controlled shower and contemporary freestanding bath. Tiled floor in Windsor pattern.





## OUTSIDE

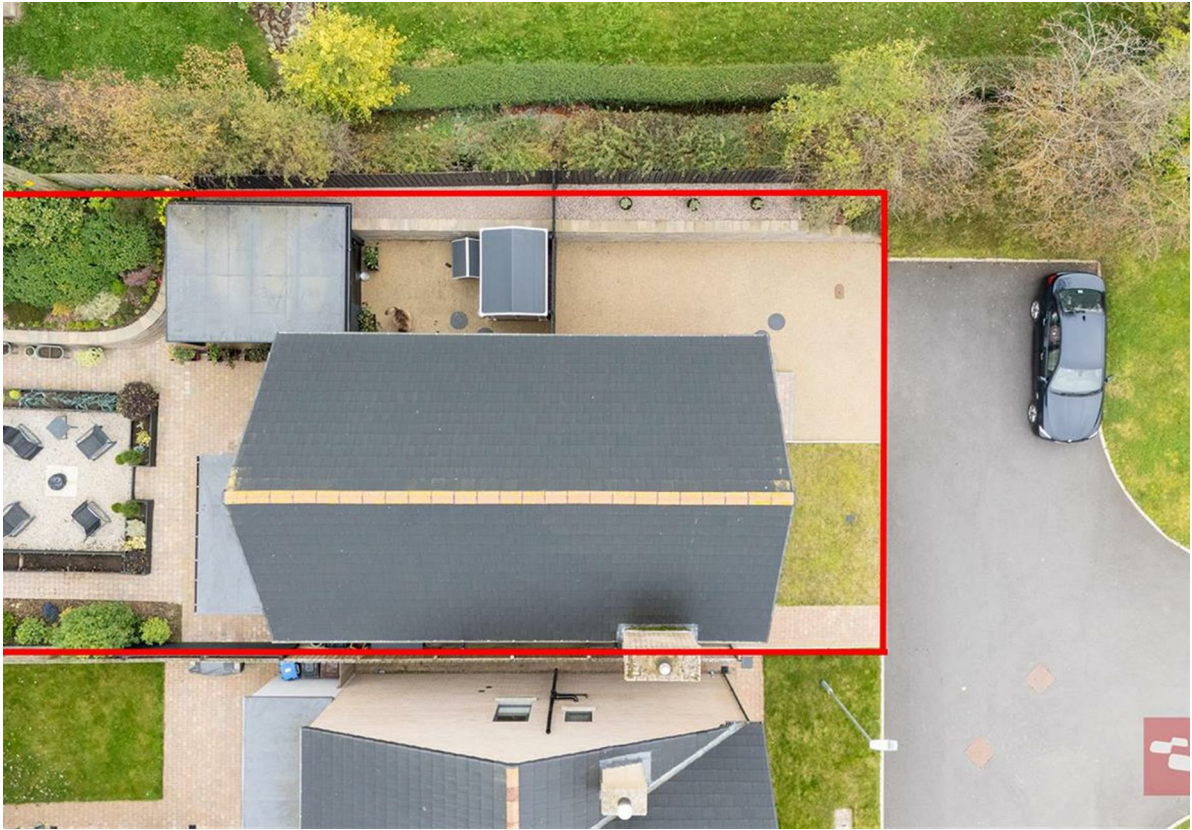
Neat well maintained garden to front laid in neat lawn. Bonded resin driveway to side with space for a number of vehicles.

Hard landscaped large private garden to rear screened by perimeter wall and fencing stocked with a variety of shrubs and plants.

Brick paved walkways with fixed covered pergola perfect for evening entertaining and family barbecues. Inner courtyard finished in bonded resin for low maintenance.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

 **The Mortgage Shop**  
You Talk. We Listen.  
T: 028 9318 0002  
Fiona.hannah@themortgageshop.net

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