

30 Tardree Road, Kells, BT42 3PE



PRICE Offers Over £350,000

Constructed in 2004 by the present vendors. This superb contemporary styled detached chalet villa extends to circa 2400 sq ft and is perfectly situated approximately 8 miles from Ballyclare and Ballymena town centres. Accessed via a private shared sweeping lane the property enjoys far reaching views over the surrounding countryside and is positioned on an extensive mature private site. Internally the property enjoys a flexible living layout of 4/5 bedrooms, 3+ / 2+ receptions, open plan kitchen and a sun lounge extension that has been adapted with small kitchen and bathroom perfect for guest accommodation. With homes in the countryside in high demand 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

- **Impressive Detached Chalet Villa**
 - **4 / 5 Bedrooms**
 - **3+ / 2+ Receptions**
- **Extensive Mature Private Site**
- **Open Plan Kitchen / Living / Dining Area**
- **Far Reaching Views Over Surrounding Countryside**
- **Ground Floor Family Bathroom / Ensuite Modern Bathroom**
- **Sun Lounge Extension With Bathroom & Kitchen (Perfect For Guest Accommodation)**
- **Parking Facilities For A Variety Of Vehicles**
- **PVC Double glazed Windows / Oil Fired Central Heating**



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Twin PVC double glazed entrance doors into Spacious reception style hallway with full height feature vaulted ceiling. Fakro twin double glazed roof lights. Travertine tiled floor. Cloakcupboard.



OPEN PLAN LIVING/ KITCHEN/ DINING SPACE 26'2" x 15'10"

Incorporating a modern fitted kitchen equipped with a comprehensive range of fitted high and low level units with contrasting granite work surfaces. Space for freestanding range style cooker. Overhead extractor fan housed in stainless steel canopy. Housing for freestanding American style fridge freezer. Inlaid stainless steel sink unit with modern flexible hose style mixer tap. Integrated dishwasher. Corner carousel unit together with pull down roller doors. Range of recessed ceiling lights supplemented with underunit lighting. Travertine flooring extending through to utility room. Living area With dual window aspect. Multi fuel stove on slate hearth. Recessed ceiling lights.



SUN LOUNGE 12'9" x 16'6"

Twin PVC double glazed French doors with fanlight and side panels. Vaulted ceiling with range of recessed lights. Dimmer light switches. Polished porcelain tiled floor. Suitable for guest accommodation for use as bedsit with kitchen annex and shower room with wash hand basin and push button w.c.



UTILITY ROOM 8'6" x 5'9"

Range of matching units. Plumbed for automatic washing machine. Travertine flooring. PVC double glazed back door.

HALLWAY

With marble flooring and recessed lighting.

LIVING ROOM OR BEDROOM 5 13'0" x 10'2"

Laminate plank flooring.



DELUXE FAMILY BATHROOM

With 4 piece suite comprising built in bath in Travertine tiled surround. Wall mounted w.c. with concealed cistern. Well mounted bidet. Semi pedestal wash hand basin and mixer tap. Chrome towel rail/ radiator. Range of recessed ceiling lights. Travertine tile flooring with matching wall tiling surround.



BEDROOM 1 13'0" x 12'11"

Built in double wardrobe.

ENSUITE SHOWER ROOM

With 3 piece white suite comprising PVC panelled walk around shower cubicle with multi jets and flexi shower head. Glazed screens. Vanity unit with single block mixer tap. Push button w.c. Wall mounted mirror cabinet. Chrome towel rail/ radiator. Recessed ceiling lights. Travertine tiled floor.



BEDROOM 2 13'0" x 11'9"

Built in double wardrobe with integrated shelves and hanging space.

FIRST FLOOR

STAIRWELL AND GALLERY LANDING

With range of recessed low level lighting on stairs. Access to under eaves storage.

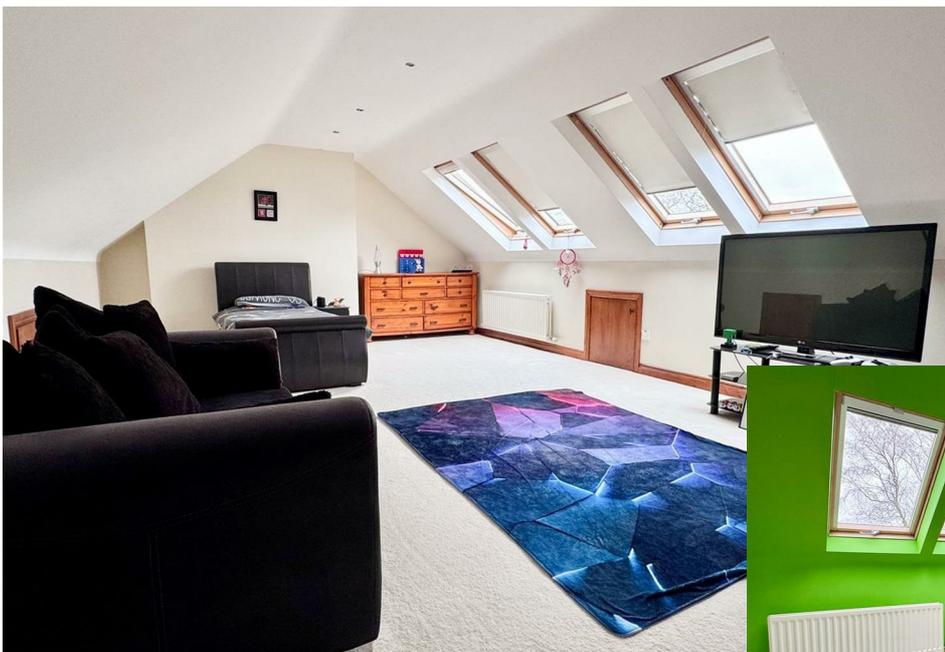


BEDROOM 3 27'3" x 14'9"

4 No velux double glazed roof lights. Access to under eaves storage.

BEDROOM 4 14'9" x 13'0"

Twin Fakro skylights. Currently used as gym. Access to under eaves storage.



OUTSIDE

Stone pillars with twin entrance gates leading to shared private sweeping laneway leading to property.

Extensive gravel parking courtyard to rear suitable for a number of vehicles.

Extensive private mature gardens laid in lawn to front, side and rear screened by mature hedgerow and a variety of trees.



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	64	67
(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.



Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.