



252 Rashee Road, Ballyclare, BT39 9JQ

- Impressive, Family Sized, Detached Home
- Lounge Through Dining Room
- Utility Room; Furnished Cloakroom
- Oil Heating; Double Glazing
- Fully Landscaped Site (c.1 acre)

- Five Bedroom; Two+ Reception
- Family Room; Kitchen With Informal Dining Area
- Deluxe Family Bathroom; En Suite Shower Room
- Generous Sized Private Driveway Area; Integral Garage
- Elevated, Rural Views; Convenient Location

Offers Over £375,000

EPC Rating E





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, double glazed front door with matching side screen. Open tread stairwell to first floor. Glass panelled, French doors leading to:

#### LOUNGE THROUGH DINING ROOM 22'10" x 15'7"

Open fire in brick fireplace, with tiled hearth. Dual aspect windows. Picture window to front elevation, enjoying elevated rural views. Aluminium framed, double glazed, sliding patio door to patio and side garden.

#### FAMILY ROOM 20'7" x 11'7"

Dual aspect windows. Wood laminate floor covering. Open to:

#### KITCHEN 10'4" x 9'1"

Modern fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Ceramic 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven, microwave oven, dishwasher, under counter fridge and separate freezer. Glass fronted display cabinet. Splashback tiling to walls. Elevated rural views. Wood laminate floor covering.



## REAR HALL

Access to cloakroom and roof space. Hardwood, double glazed, glass panelled door leading to integral garage.

## UTILITY ROOM 6'11" x 6'5"

Range of fitted storage units, with contrasting melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Splashback tiling to walls. Hardwood, double glazed door to rear garden.

## FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink.

## PRINCIPAL BEDROOM 13'1" x 11'11"

Wall to wall fitted wardrobes and storage.

## DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Panelling to shower enclosure. Chrome towel radiator. Wood laminate floor covering.

## BEDROOM 5 11'4" x 9'9" (wps)

Currently being utilised as a home office.

## FIRST FLOOR

## LANDING

Access to store, hot press and roof space.

## BEDROOM 2 15'8" x 12'2"

Access to under eaves storage.

## BEDROOM 3 15'8" x 14'7" (wps)

Fitted storage units. Hardwood, double glazed door with matching side screens, leading to partially enclosed balcony area. Elevated rural views.

## BEDROOM 4 11'6" x 9'2"

Feature window enjoying elevated rural views. Access to under eaves storage.

## DELUXE BATHROOM

Contemporary, white, three piece suite comprising tile encased bath, floating vanity unit and concealed cistern WC. Electric shower and glass shower screen over bath. Part tiling to walls. Towel radiator. Wood laminate floor covering.

## EXTERNAL

Mature, fully landscaped site extending to c.1 acre, finished in lawn, paved patio areas, and wide array of plants, trees and shrubbery. Generous sized private driveway area, finished in tarmac. External lighting. Outside tap. PVC oil storage tank.







## INTEGRAL GARAGE 19'9" x 14'10" (wps)

Power, light, fitted storage units and roof space area. Partitioned boiler house, with recently installed oil fired central heating boiler.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



**Impressive, detached, family home, occupying a mature, private site (extending to c.1 acre), conveniently located on the periphery of Ballyclare town.**

**The property offers adaptable accommodation, and currently comprises entrance hall, lounge through dining room, family room, open through to kitchen with informal dining area, rear hall, utility room, furnished cloakroom, five well-proportioned bedrooms, to include principal en suite, and deluxe family bathroom.**

**Externally, the property enjoys generous sized private driveway, integral garage, and landscaped gardens, finished in lawn, patio areas and wide array of plants, trees and shrubbery.**

**Other attributes include oil heating, double glazing and first floor balcony area, enjoying elevated rural views towards and beyond Ballyclare.**

**Early viewing highly recommended to avoid disappointment.**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	61
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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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