



This attractive detached family home offers a fantastic opportunity for prospective purchasers, situated on an excellent site in a delightful rural location within approximately 2.8 acres of extensive gardens with orchard, an adjoining paddock and superb views of the surrounding landscape including Lough Neagh.

The property has been upgraded by its current owners whilst offering bright and spacious accommodation throughout. Comprising on the ground floor, a spacious reception hallway leading to a good sized living room with gas fire, drawing room with wood burning stove, sunroom, a superb luxury fitted kitchen with separate utility room, dining room, a home office with garden views and ground floor wc facility.

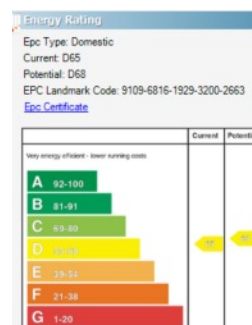
Upstairs there are four well proportioned bedrooms; Principal with ensuite shower room and dressing room with walk in wardrobe including a contemporary family bathroom suite. In addition the property benefits from uPVC framed double glazed windows, oil fired central heating, large driveway with electric gate access leading to a double detached garage, a stable block, extensive and private garden and an adjoining paddock.

This fantastic home will no doubt have wide ranging appeal to prospective purchasers, an exceptional location (approximately 15 miles from Belfast and close to the International Airport at Aldergrove), will simply add to the appeal.

Offers Over  
£450,000

8B Ballyclan Road,  
CRUMLIN,  
BT29 4QZ

Viewing by  
appointment  
through agent  
028 9066 3030



- Magnificent Detached Family Home in Prime Location in Delightful Rural Location
- Approached by Long Driveway with Electric Gate Access, Sitting in approximately 2.8 Acres of Gardens & Paddocks
- Excellent Family Accommodation with Bright & Tasteful Decor Throughout
- Four Double Bedrooms, Principal Bedroom with Ensuite Shower Room and Dressing Room
- Deluxe Family Bathroom; Separate Ground Floor WC Facility
- Superb Modern Fitted Kitchen & Separate Utility Room
- Convenient Access to Belfast City Centre approximately 15 miles & the Nearby International Airport
- Detached Double Garage
- uPVC Framed Double Glazed Windows
- Oil Fired Central Heating
- Stable Block with 2 Door Barn



The Property Comprises:

Ground Floor

ENTRANCE HALL:

LIVING ROOM: 18' 10" x 12' 4" (5.74m x 3.77m) Feature fireplace surround with slate hearth and inset gas coal effect fire, double doors with glazed panels.



CONSERVATORY/SUN ROOM: 11' 10" x 10' 2" (3.6m x 3.1m) Patio door to outside.



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DINING ROOM: 12' 2" x 11' 9" (3.7m x 3.59m) Solid wood strip flooring.



DRAWING ROOM: 19' 0" x 12' 6" (5.8m x 3.8m) Solid wood strip flooring, feature brick chimney breast with wood burning stove.

STUDY: 12' 4" x 11' 6" (3.77m x 3.5m) Built in shelving.



CLOAKROOM: Low flush wc, pedestal wash hand basin, cloaks area.

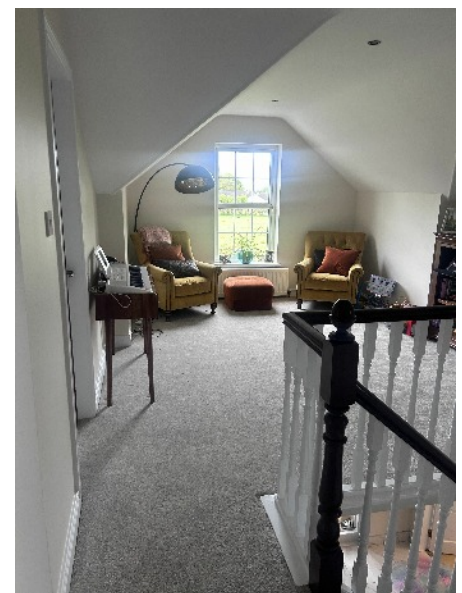
MODERN FITTED KITCHEN: 15' 1" x 12' 4" (4.6m x 3.77m) Luxury fitted kitchen with excellent range of high and low level units, range master cooker with extractor, single drainer 1.5 bowl sink unit, integrated dishwasher, island with understand and breakfast bar area, display unit with glazed panels and wine rack, granite work surfaces, tiled flooring.



UTILITY ROOM: 8' 2" x 7' 3" (2.5m x 2.2m) Range of built-in units, single drainer stainless steel sink unit, plumbed for washing machine and American fridge freezer, ceramic tiled floor.

First Floor

BEDROOM (2): 18' 8" x 12' 2" (5.7m x 3.7m) Carpeted.



BEDROOM (3): 14' 1" x 10' 10" (4.3m x 3.3m) Range of built-in robes.

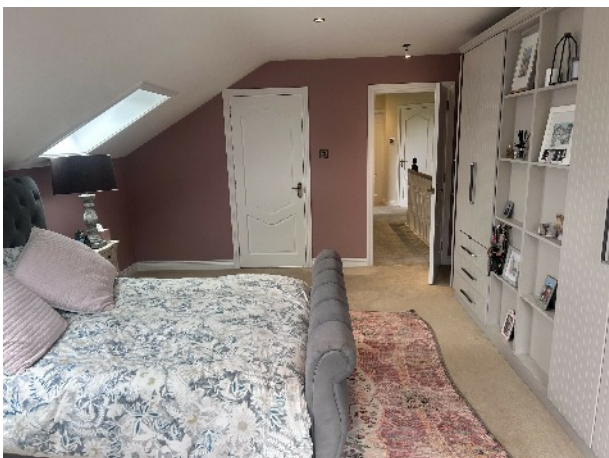
BEDROOM (4): 14' 9" x 12' 2" (4.5m x 3.7m) Solid wood flooring.



PRINCIPAL BEDROOM: 18' 10" x 13' 8" (5.74m x 4.16m) Carpeted, Velux windows.

ENSUITE SHOWER ROOM: Double shower cubicle with electric shower, low flush wc, fully tiled walls, ceramic tiled floor, wash hand basin in double vanity unit, extractor fan.

DRESSING ROOM: Walk-in wardrobe.



BATHROOM: Contemporary bathroom suite with low flush wc, wash hand basin with under storage, free standing bath, shower cubicle with electric shower unit, fully tiled walls, heated towel rail.



Outside

Extensive and private garden with orchard, adjoining padock and views of Lough Neagh.

DETACHED DOUBLE GARAGE: Light and power.

STABLE BLOCK:



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## Location:

From Nutts Corner roundabout take A52 towards Crumlin, then turn right on Largy Road then first right on Ballynadentagh Road, left into Diamond Road then left to Ballyclan Road.



Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
North Down - 028 90 42 4747  
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