simonBRIEN
RESIDENTIAL

12 Brocklamont Park, Ballymena, BT42 1AS

Asking Price £465,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Detached Family Home
- Ballymena's Finest Address Off The Old Galgorm Road
- Generous Accommodation Requiring Some Modernisation Throughout
- Four Reception Rooms Plus Study
- Kitchen With Casual Dining Area
- Separate Utility Room
- Three Bedrooms
- Family Bathroom & Ensuite
- Adjoining Granny Flat With Bedroom, Ensuite, Kitchen & Living Area
- Oil Fired Central Heating
- Mahogany Single Glazing
- Detached Garage & Generous Parking
- Ideal For Growing Family In Today's Market
- Viewing Strictly By Private Appointment

SUMMARY

Ideally located off the Old Galgorm Road, Brocklamont Park is widely regarded as one of the areas most sought after residential addresses, exceptionally well placed, and convenient to Ballymena Academy, and Cambridge House Grammar Schools as well as Galgorm Golf Course, with Ballymena Town Centre some 5 minutes away, and Belfast City Centre 30 minutes by car.

The property itself was constructed in 1975 and provides exceptionally well appointed family accommodation with a plethora of reception rooms, three core bedrooms, and additional granny flat with bedroom, ensuite, living area, kitchen and additional study. Externally, the property is positioned on a pleasant elevated site laid predominately in lawns, with generous parking, detached garage, and views over the surrounding countryside.

Likely to be of interest to the growing family in today's market. Viewing is strictly by private appointment through our South Belfast office on 028 9066 8888.

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ACCOMMODATION

GROUND FLOOR

Hardwood door leading to:

ENTRANCE HALL:

DRAWING ROOM:
23′ 9″ x 14′ 9″ (7.24m x 4.5m) (into bay)

Attractive feature fireplace with tiled hearth and inset. Wall light wiring. Double doors to:

DINING ROOM:
23′ 3″ x 11′ 9″ (7.09m x 3.58m)

Attractive feature fireplace with mahogany surround and gas fire. Double doors to:

CONSERVATORY:
13′ 9″ x 9′ 7″ (4.19m x 2.92m)

Tiled floor. Access to rear garden.

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KITCHEN / DINING AREA:
22′ 2″ x 8′ 9″ (6.76m x 2.67m)

Excellent range of high and low level units. Single drainer sink unit. Cooker. Dishwasher. Recess for fridge/freezer. Tiled floor. Door to rear. Open to:

ADDITIONAL DINING AREA:
16′ 9″ x 9′ 9″ (5.11m x 2.97m)

Oak floor.

LIVING ROOM:
17′ 9″ x 16′ 9″ (5.41m x 5.11m)

Attractive feature fireplace with open fire. Quarry tiled floor.

REAR HALLWAY:
21′ 6″ x 8′ 9″ (6.55m x 2.67m)

Sliding doors to rear garden.

UTILITY ROOM:
14′ 0″ x 8′ 3″ (4.27m x 2.51m)

Low level units. Belfast sink. Plumbed for washing machine. Oil fired boiler.

Access to:

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GRANNY FLAT

BEDROOM (1):
13′ 3″ x 11′ 6″ (4.04m x 3.51m)

ENSUITE SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin.

LIVING ROOM:
14′ 2″ x 13′ 3″ (4.32m x 4.04m)

KITCHEN:
11′ 8″ x 6′ 10″ (3.56m x 2.08m)

Range of high and low level units. Single drainer sink unit. Oven and hob.

ADDITIONAL STUDY:
15′ 2″ x 7′ 8″ (4.62m x 2.34m)

Panelled walls.

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FIRST FLOOR

BEDROOM (1):
18′ 6″ x 8′ 9″ (5.64m x 2.67m)

Built-in wardrobe.

ENSUITE SHOWER ROOM:

Shower enclosure. Low flush WC. Wash hand basin in vanity unit.

BEDROOM (2):
17′ 5″ x 11′ 9″ (5.31m x 3.58m)

Built-in storage / units.

BEDROOM (3):
13′ 2″ x 11′ 6″ (4.01m x 3.51m)

Built-in storage / units.

BATHROOM:
12′ 3″ x 8′ 9″ (3.73m x 2.67m)

Coloured suite comprising panelled bath with mixer taps. Shower enclosure. Low flush WC. Wash hand basin in vanity unit.

LANDING:

Hotpress / storage.

OUTSIDE

Beautiful elevated site with lawns and patios with views overlooking the surrounding countryside.

DETACHED GARAGE:
36′ 9″ x 12′ 0″ (11.2m x 3.66m)

Up and over door. Light and power. Floored storage above.

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Mid & East Antrim Borough Council

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA02/2020/0603/O

Date of Application: **14th August 2020**

Site of Proposed Development: **Front garden of 12 Brocklamont Old Galgorm Road Ballymena**

Description of Proposal: **Site for dwelling and garage**

Applicant Address:

Agent: R J Studio
Address: 1 Sloans Court
Queen Street
Ballymena
BT42 2BD

Drawing Ref: 01/1

The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS OUTLINE PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated.

1 Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-

Application No: LA02/2020/0603/O LA02

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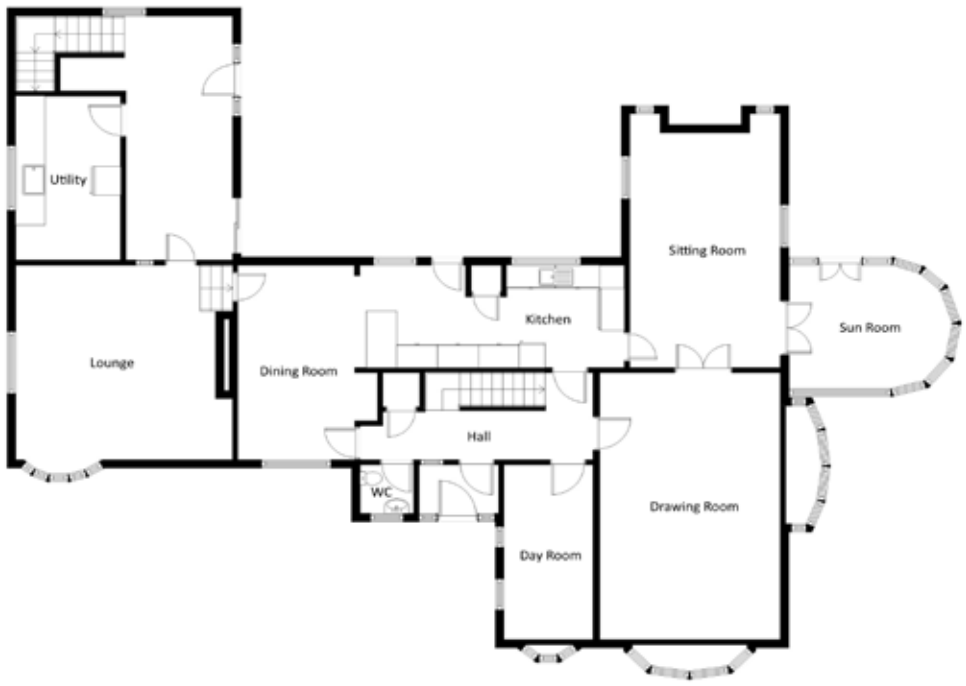

12 Brocklamont Park (Ground Floor)

Plans for illistrative purposes only

12 Brocklamont Park (1st Floor)

Plans for illistrative purposes only

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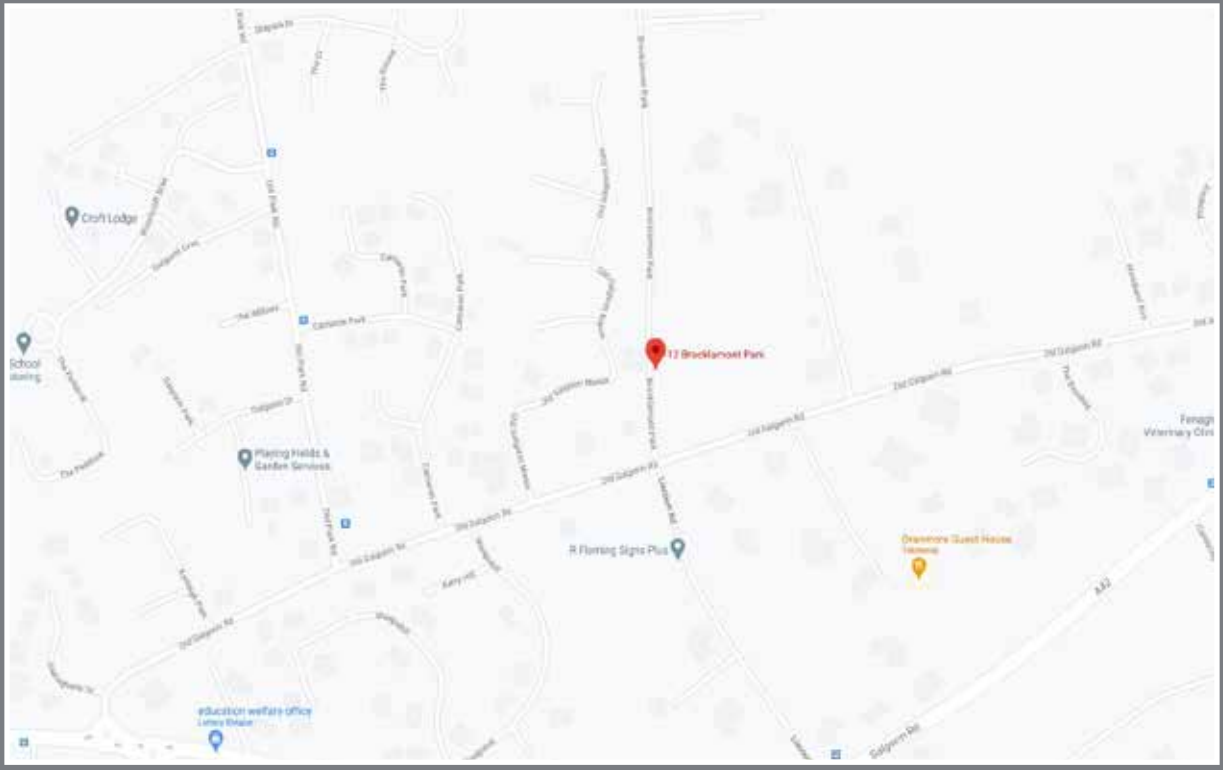
Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.

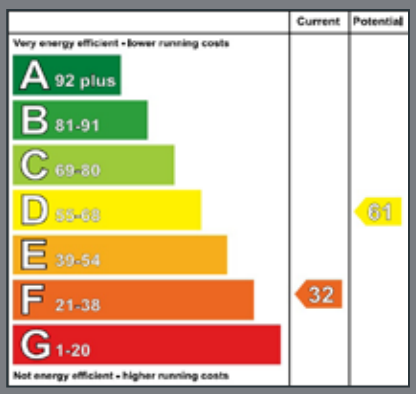
Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at **www.simonbrien.com**

Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**

REF: ML/K/20/SO



EPC REF: 0771-2905-0811-2690-1635

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