

simonBRIEN
RESIDENTIAL

12 Brocklamont Park, Ballymena, BT42 1AS



Asking Price **£399,950**

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.

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.





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.

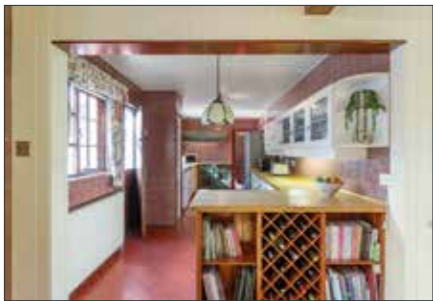
REAR HALLWAY:
21' 6" x 8' 9" (6.55m x 2.67m)

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:





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.



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.

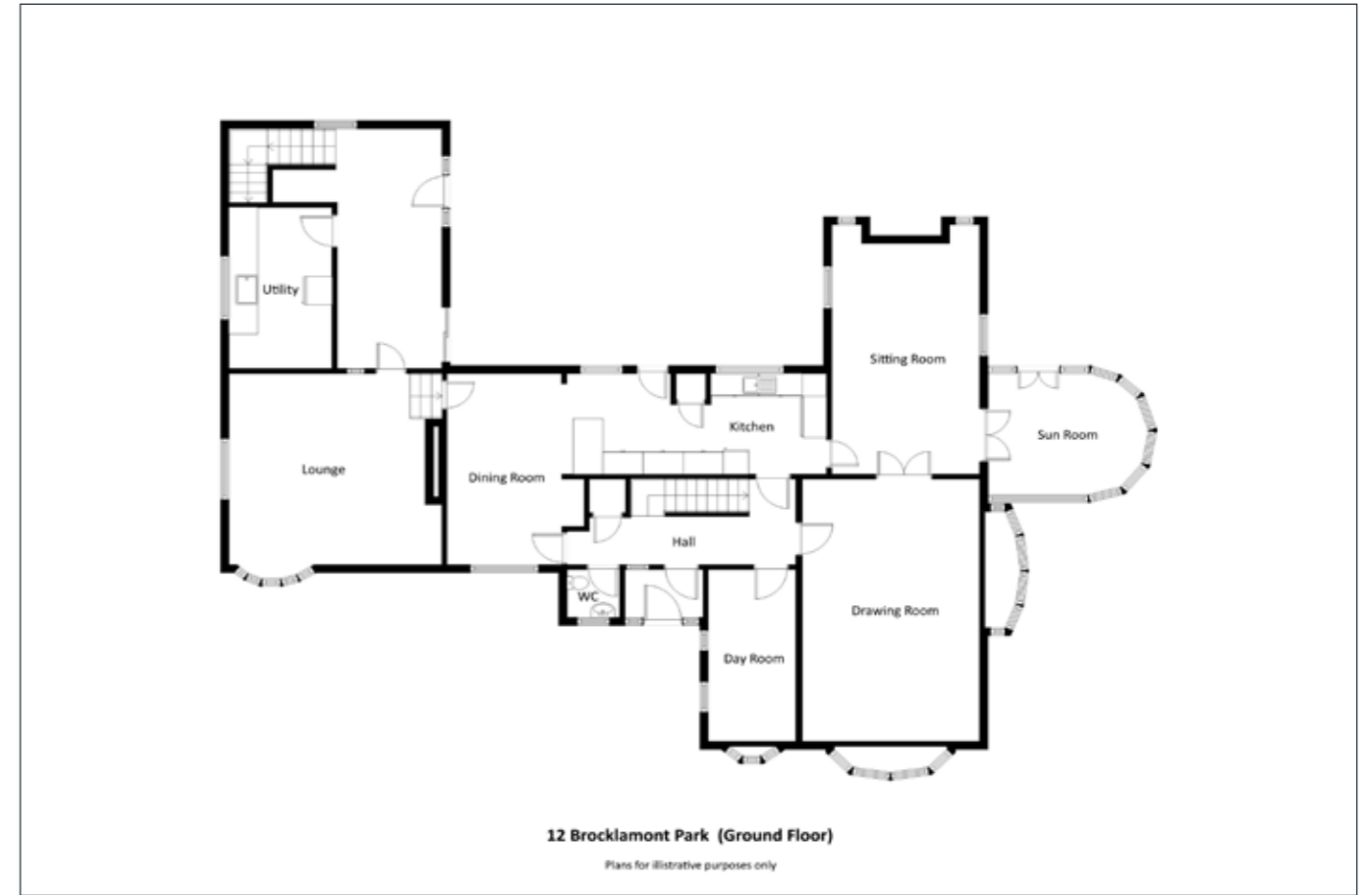
DETACHED GARAGE:
36' 9" x 12' 0" (11.2m x 3.66m)

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









Mid & East Antrim Borough Council

OUTLINE PLANNING PERMISSION
Planning Act (Northern Ireland) 2011

Application No: LA02/2020/0603/D
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

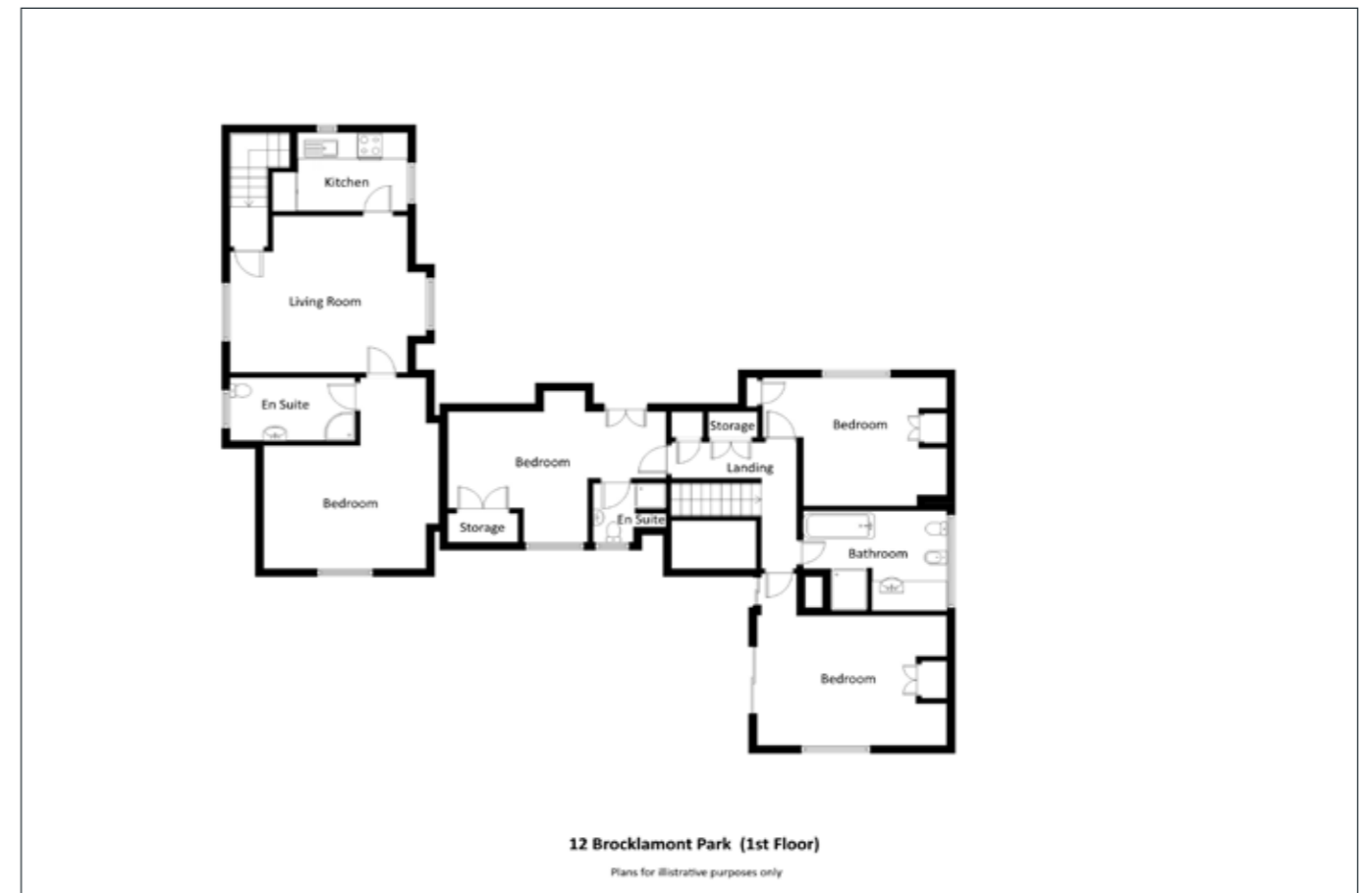
Applicant: [Redacted] Agent: R J Studio, 1 Sloans Court, Queen Street, Ballymena, BT42 2BD

Drawing Ref: 01/1

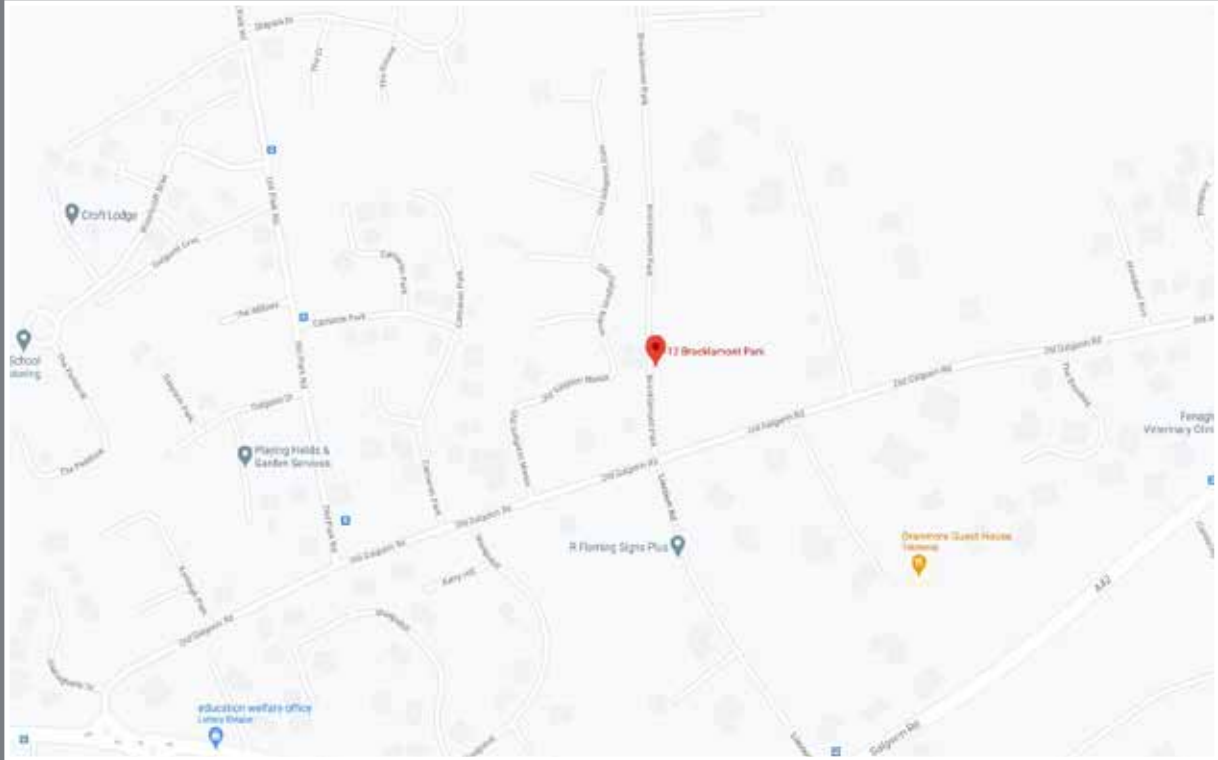
The Council in pursuance of its powers under the above-mentioned Act hereby **GRANTS OUTLINE PLANNING PERMISSION** for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

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/D LA02



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

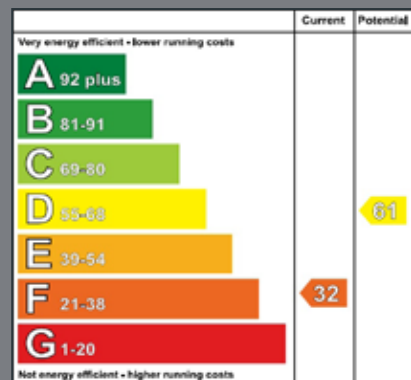


Lettings Department

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

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.