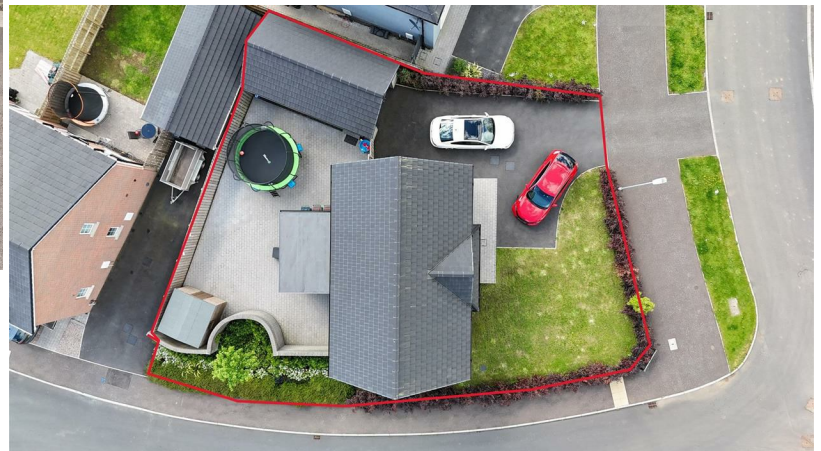


19 Belmont Hall Road, Antrim, BT41 1DL



**PRICE Offers Over
£289,950**



We are delighted to offer for sale, 19 Belmont Hall Road. This is an exceptionally well presented three bedroom detached home with detached garage, occupies a generous site with open aspect to front in this highly regarded development close to local amenities, Antrim Town centre, local schools and transport facilities. Finished to a superb standard throughout, the property offers bright and spacious accommodation perfectly suited to modern family living.

The ground floor comprises a welcoming entrance hall with feature wall panelling, a contemporary living room with striking media wall and French doors to the rear garden, and a stunning open plan kitchen with informal dining area complete with dark blue shaker style units, quartz work surfaces and a range of integrated appliances. A separate utility area, ground floor WC and beautifully finished garden room further enhance the accommodation.

The first floor offers three well proportioned bedrooms including a generous principal bedroom with ensuite shower room, together with a luxury family bathroom featuring both bath and separate shower enclosure.

Externally, the property benefits from a spacious extended tarmac driveway with parking for up to five cars, a detached garage with power and lighting, and a fully enclosed sun filled rear garden finished in paving for ease of maintenance — ideal for entertaining and outdoor living.

Early viewing is strongly recommended.

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BT36 5EU
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FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor WC
- Living room 18'7" x 14'0" (max) with feature media wall with integrated contemporary electric fireplace
- Kitchen with informal dining open to garden room / Large understairs storage
- Full range of 'Shaker' style high and low level units with contrasting Quartz worksurfaces / Full range of integrated appliances
- First floor landing with access to loft and hot press with pressurised cylinder
- Three well proportioned bedrooms to include a principal with ensuite shower room
- Bathroom with modern white suite to include double ended bath and enclosed shower cubicle
- Enclosed and fully paved rear garden with outside tap and lighting
- PVC double glazed windows / Gas fired central heating / PVC fascia and soffits
- Detached garage with Power and lighting / Extended tarmacked driveway with space for up to five cars

ACCOMMODATION

ACCOMMODATION

Tarmac drive to front and side with space for up to five cars. Outside lighting.

ENTRANCE HALL

Composite door leading to a spacious entrance. Staircase the first floor with ash moulded handrail, painted spindles and turned balustrading. Feature wall wood panelling. Large cloaks cupboard. Recessed low voltage down lighting. Fully tiled flooring. Alarm keypad.

GROUND FLOOR WC

Modern white sweet, comprising a pedestal wash hand basin with chrome 'Monobloc' mixer tap and feature tiled splashback. A low flush push button WC. Feature wall wood panelling. Fully tiled flooring. Single radiator.

LIVING ROOM

18'7" x 14'0" (5.687 x 4.272)

(max) Into bay.

Feature media wall designed for up to a 65" television and comprising a contemporary style log burning imitation fire with led lighting. PVC 'French' double doors to rear. Low voltage downlighting. Wood laminate flooring. Dual aspect windows. TV and broadband points. Two double radiators.

KITCHEN INTO INFORMAL

18'7" x 14'10" (5.673 x 4.545)

(max) Full range of dark blue shaker style, high and low level kitchen units with contrasting quartz work surfaces and upstands. Over counter lighting. Single drainer stone effect 'Franke' sink unit with brushed stainless steel hot and cold tap. Integrated appliances to include a four ring gas hob with stainless steel pyramid style overhead extractor fan and quartz splash back. A low level combination oven and grill, Fridge freezer, Dishwasher and separate utility area with matching kitchen units, matching work surfaces and integrated washing machine. Fully tiled flooring. Recessed low voltage downlighting. Double Radiator. Large understairs storage. Open to;

GARDEN ROOM

10'1" x 9'11" (3.077 x 3.023)

Fully tiled flooring. Recessed low voltage down lighting. Double radiator. PVC sliding patio door to the rear.

FIRST FLOOR LANDING

Access to loft. Hot press with 'Warmflow' pressurised cylinder and shelving. Double radiator.

PRINCIPAL BEDROOM

11'5" x 14'4" (3.491 x 4.393)

Dual aspect windows. Thermostat. Double radiator.

ENSUITE

Modern white suite comprising a wall to wall enclosed shower with PVC panelled splash back. A pedestal wash hand basin with chrome 'Monobloc' mixer tap and tiled splash back. A low flush push button WC. European shaver plug sockets. Fully tiled flooring. Extractor fan. Gable window. Chrome towel radiator.

BEDROOM 2

11'3" x 10'4" (3.442 x 3.174)

(max) Single radiator.

BEDROOM 3

3.465 x 2.369

Single radiator.

FAMILY BATHROOM

2.524 x 1.780

Modern white suite comprising a double ended panel bath with feature chrome mixer tap, pencil shower attachment and tiled Splashback. An enclosed quadrant shower with PVC. Splash back and partially glazed sliding door. A pedestal wash hand basin with 'Monobloc' chrome mixer tap. Low flush push button WC. Extractor fan. Fully tiled flooring. Chrome towel radiator.

DETACHED GARAGE

6.538 x 3.183

Roller door. Power and lighting. Service door to garden.

OUTSIDE REAR

Fully enclosed and fully paved rear garden offering superb sun orientation. Six foot timber fencing and pedestrian gate to front. Stone border to house. Outside tap and outside lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the service or appliances have been tested at this property.

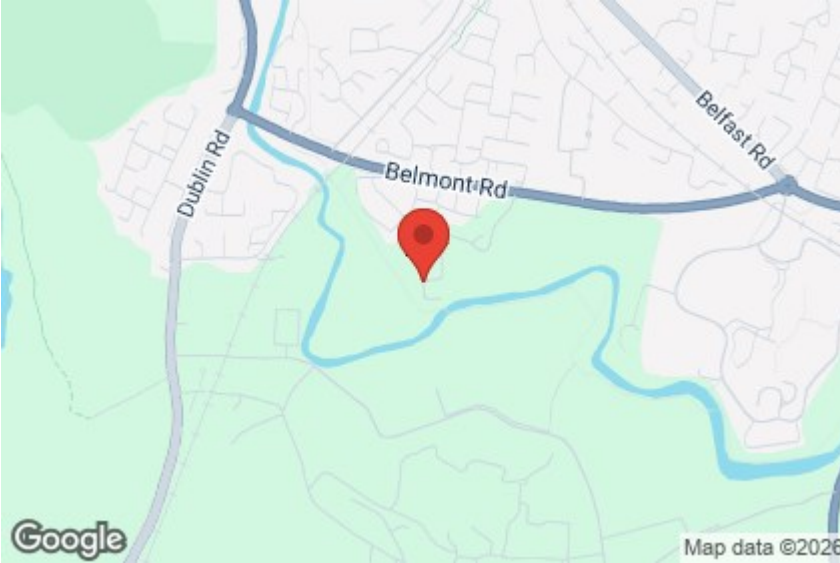
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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