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42 Ballynoe Road, Antrim, BT41 2QX







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Occupying a generous elevated site within the exclusive Scolboa Meadows area on the Ballynoe Road in Antrim, this impressive five-bedroom detached chalet offers a unique blend of comfort and style, set against a backdrop of stunning rural views. Spanning an expansive 3,095 square feet, this property is perfect for families seeking both space and tranquillity.

Upon entering, you are welcomed by a spacious hallway with direct access to the generous lounge featuring a charming fire surround, ideal for cosy evenings. The property boasts two sunrooms, each adorned with PVC double glazed windows and French doors, allowing natural light to flood in while providing seamless access to the outdoors. The heart of the home is the modern kitchen, which is finished in a full range of white high gloss units. It offers ample space for a range-style cooker and includes an integrated dishwasher, making it a delightful space for culinary enthusiasts and family gatherings.

The layout of the property is thoughtfully designed, with three bedrooms located on the ground floor, two of which enjoy convenient access to a well-appointed ensuite bathroom together with a separate family shower room. The utility room provides practical access to a W/C, enhancing the functionality of the home.

Outside, the property is equally impressive, featuring a pavier brick driveway that accommodates parking for up to six vehicles, along with a "Steeltech" detached garage for additional storage. The spacious garden and extensive patio area create an inviting outdoor space, perfect for entertaining or simply enjoying the serene surroundings.

This chalet-style home is a rare find, combining modern living with the beauty of the countryside, making it an ideal choice for those looking to embrace a peaceful lifestyle while still being within reach of local amenities.

FEATURES

- Spacious entrance hall with staircase to first floor / Utility hall with built-in storage and access to Ground Floor W/C
- Lounge 22'7 x 14'8 with feature fireplace and inset glass fronted log effect electric fire / Semi-solid wood floor in "Herringbone" pattern / Barn style sliding doors to;
- Sunroom 1 with PVC double glazed windows and French doors to rear
- Kitchen with informal dining / Full range of cream coloured high gloss high and low level units / Integrated dishwasher / Large centre island / Bevelled glass French doors to;
- Sunroom 2 with PVC double glazed windows and French doors to front / Solid wood flooring
- Three large ground floor bedrooms / Two with built-in storage and access to "Jack & Jill" ensuite bathroom 16'3 x 17'10 with corner bath and large format walk-in shower cubicle
- Ground floor shower room with white suite to include corner quadrant shower cubicle and vanity unit wash hand basin
- First floor landing with feature window to the front / Two large side by side double glazed "Velux" roof lights to the rear
- Dual coloured PVC double glazed windows / Oil-fired central heating / PVC fascia and soffits / Seamless aluminium guttering
- Large elevated site with superb views over open countryside / "Steeltech" Garage 26'5 x 16'5 with electric roller door / Additional paddock possibly available by separate negotiation

ACCOMMODATION

Two tone, composite entrance door with inset leaded glass and matching sidelights. Half moon double glazed overlight to;

ENTRANCE HALL

Staircase to first floor in light oak moulded handrail and turned balustrade. Open to under stairs. Part glazed door to;





LOUNGE 22'7 x 14'8
Feature polished marble fireplace with contrasting polished granite inset and hearth. Feature glass fronted log effect electric fire. Twin wall light points. Semi-solid wood floor laid in "herringbone" pattern. Triple aspect windows. Feature double sliding doors to;







SUNROOM 1 14'9 x 12'0
Light grey oak effect barn style sliding doors. Corniced ceiling. Semi-solid wood floor laid in "herringbone" pattern. Two double radiators. PVC double glazed French doors to rear.



KITCHEN WITH INFORMAL DINING 16'0 x 14'7

Full range of cream coloured high gloss high and low level units with chrome handles and contrasting "butchers block" effect work surfaces. One and a quarter bowl single drainer stainless steel sink unit with mixer taps. Integrated dishwasher (door front needs re-fixed) and space for double sized fridge freezer. Space for range style cooker with overhead extractor. Centre island with integrated "NNeff" two ring hotplate. Solid wood floor. Half tiled walls to kitchen area. Low voltage downlights. Large picture window to front with superb views over open countryside. Double radiator. Oak bevelled glass French doors to;





SUNROOM 2 14'7 x 11'11

Solid wood floor. Low voltage down lights. PVC double glazed French doors to front. Double radiator.

UTILITY HALL 11'2 x 6'2

Three quarters of a wall of full height built-in storage. Plumbed for washing machine. Solid wood floor. Single radiator. PVC double glazed and panelled door to rear. Access to;

GROUND FLOOR W/C
White low flush W/C and pedestal wash hand basin. Solid wood floor. Extractor fan. Single radiator.

REAR HALL
Wood laminate floor. Storage cupboard. PVC double glazed door to rear.

SHOWER ROOM 8'1 x 7'1
Modern white suite comprising low flush W/C and moulded wash hand basin vanity unit with mixer taps and storage below. Fully tiled corner quadrant shower cubicle with "Mira Vigour" electric shower and sliding cubicle door. Fully tiled walls with decorative insets. Extractor fan. Solid wood floor. Double radiator.



BEDROOM 3 12'2 x 10'0
High level TV point. Single radiator.





INNER HALL
Wood laminate floor. Single radiator.

BEDROOM 1 18'0 x 10'10
Dual aspect windows. Wood laminate floor. Low voltage downlights.





WALK-IN WARDROBE 8'0 x 5'11
Fully shelved and hanging space.

JACK & JILL ENSUITE 16'3 x 7'10
Modern white suite comprising corner bath with mixer taps. Push button low flush W/C and moulded wash hand basin in vanity with mixer taps and storage below. Large format walk-in shower cubicle with copper effect PVC panelled walls and glazed screen. Fully tiled walls. Solid wood floor. Extractor fan. Low voltage downlights. Double radiator.

BEDROOM 2 18'0 x 10'11
Dual aspect windows. Wood laminate floor. Low voltage downlights. Access to;

WALK-IN HOTPRESS 8'0 x 5'11
Insulated copper cylinder and pressure bubble. Fully shelved.





FIRST FLOOR LANDING
Two large format side by side "Velux" double glazed rooflights to rear elevation. Feature window to front with superb views. Solid wood floor. Single radiator.

BEDROOM 4 22'9 x 14'9
Double glazed "Velux" rooflight to front. Gable side window.

BEDROOM 5 22'7 x 14'8
Double glazed "Velux" rooflight to front. Gable side window. Double radiator. Access to loft.



OUTSIDE

Shared concrete laneway with private access via stone effect pillars and pavier brick driveway providing off-street parking for up to six cars. Access to;

STEEL TECH GARAGE 26'5 x 16'5

Electric roller shutter door. Anti-drip felt walls and ceiling. Concrete floor. Power and light. Service door to side.

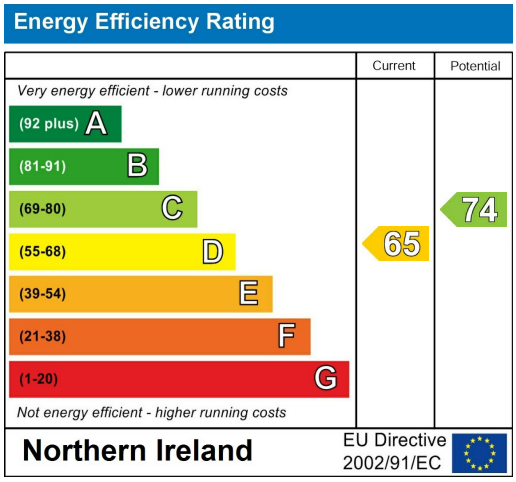
Generous gardens to front and side in neat lawn and mature trees. Superb views to the front over open countryside.
Additional paddock to the front may be available by separate negotiation.

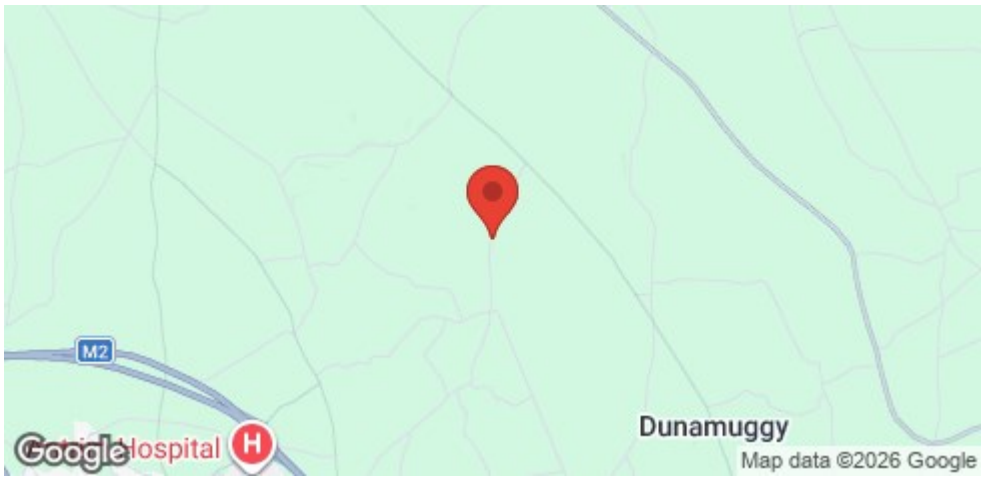
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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









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