

## 23 Castle Avenue, Randalstown, Antrim, BT41 2EE



**PRICE Offers Over  
£194,950**



This is an incredibly rare opportunity to purchase a well presented three bedroom semi-detached house and occupying a generous site with superb sun orientation in this much sought after development close to Randalstown town centre where all amenities are readily accessible. Finished to a superb standard throughout, the property boast well proportioned rooms to include a spacious living room (18'6" x 10'6" at max) with feature fireplace and inset glass fronted wood burning cast iron stove together with a large kitchen with informal dining area boasting PVC double glazed French doors to the rear and a full range of 'Shaker' style high and low kitchen units. The property also benefits from three generous bedrooms to the first floor to include the principal with and ensuite shower room, this property is ideally suited to those with a growing family. To top it off, the property comes complete with oil-fired central heating, PVC double glazed windows and external doors and PVC fascia and soffits.

In addition to the generous front garden the property also benefits from a three car tarmac driveway with plenty of potential for a garage to the rear (subject to necessary approvals).

Only on full internal inspection can one begin to appreciate the quality of this superb family home.

Early viewing strongly recommended.

**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803



## FEATURES

- Spacious entrance hall with fully tiled floor / Staircase to first floor / Understairs storage
- Ground floor WC with modern white suite
- Living room 18'6" x 10'6" (into bay) with feature fireplace and cast iron glass fronted wood burning stove
- Kitchen with informal dining / PVC double glazed French doors to rear
- Full range of 'Shaker' style high and low level units / Integrated oven, hob, fridge freezer and space for a washing machine and tumble dryer
- First floor landing
- Three well proportioned bedrooms / Principal with ensuite shower room
- Family bathroom with modern white suite to include panel bath with mixer taps and shower over
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits
- Generous site with excellent sun orientation / Gardens to front and rear in neat lawn / Tarmac drive to side with off-street parking for three cars

## ACCOMMODATION

### ENTRANCE HALL

PVC double glazed door with sidelight to wide and spacious entrance hall with glossed tiled flooring. Staircase to first floor with moulded handrail and turned balustrading. Understairs storage cupboard. Electric meter cupboard. Double radiator.

### LOUNGE

**18'6" x 10'6" (at max) (5.64m x 3.20m (at max))**

(Into bay) Feature 'Inglenook' with glass front wood burning stove and polished granite hearth. Wood laminate flooring. Television and broadband points. Double radiator.

### GROUND FLOOR WC

Modern white suite comprising a half pedestal wash hand basin with chrome 'Monobloc' mixer tap. Low flush push button WC. Polished tiled flooring. Single radiator.

### KITCHEN WITH INFORMAL DINING

**17'3" x 10'11" (5.28m x 3.35m)**

Fully fitted range of 'Shaker' style high and low level kitchen units with contrasting work surfaces and complementary splashback tiling. Over counter lighting. One and one quarter bowl stainless steel sink unit with chrome boiling water mixer tap. Integrated appliances to include a four ring halogen hob with part stainless steel part glass overhead extractor canopy and tiled splashback. A low level combination oven and grill. Fridge freezer and space for a washing machine and tumble dryer. Polish tiled flooring. Low voltage downlighting. PVC 'French' patio doors to the rear. Double radiator.

## FIRST FLOOR LANDING

Hot press with 'Joule' pressurised tank and shelving.

## PRINCIPAL BEDROOM

12'9" x 9'11" (3.89m x 3.02m)

Wood laminate flooring. Single radiator.

## ENSUITE

Modern white suite comprising an enclosed wall to wall shower with fully tiled feature splashback and partially glazed folding door. A half pedestal wash hand basin with chrome 'Monobloc' mixer tap and tiled splashback. A low flush push button WC. Fully tiled flooring and partially tiled wall. Low voltage down lighting. Gable window. Extractor fan. Single radiator.

## BEDROOM 2

11'5" x 9'11" (3.48m x 3.02m )

Wood laminate flooring. Single radiator.

## BEDROOM 3

7'1" x 9'4" (at max) (2.16m x 2.84m (at max))

Wood laminate flooring. 'Keylight' skylight. Single radiator.

## FAMILY BATHROOM

7'10" x 7'1" (2.39m x 2.16m )

Modern white suite comprising a panel bath with chrome mixer tap, mains shower over featuring a 'Drench' shower, head secondary attachment and glazed screen. A half pedestal wash and basin with chrome 'Monobloc' mixer tap. A low flush push button WC. Fully tiled flooring and partially tiled walls. 'Keylite' skylight. Low voltage down lighting. Extractor fan. Single radiator.

## OUTSIDE

Substantial site offering a Tarmac drive with off street parking for three cars. Extensive Neat lawns with outside lighting. Paved pathway and steps leading to front door. To the rear a fully enclosed garden with six foot timber fencing and pedestrian gate to side. Neat lawn. Extended paved patio. Paved to pathway leading to base for garden shed and concealed area for oil tank. Outside tap and outside sensor lighting. Steel fabricated boiler house.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 85                      | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Northern Ireland</b>                     | EU Directive 2002/91/EC |           |



Mortgage

IQ

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA  
T: 028 9417 0000  
E: antrim@mortgageIQ.co.uk

IQ

WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.