

81 Magheralane Road, Randalstown, BT41 2NT



**PRICE Offers Over
£249,950**

This spacious detached family home offers generous and versatile accommodation, making it an ideal choice for growing families or those seeking flexible living space. Set on a generous site in a highly desirable location, the home boasts three well-proportioned bedrooms, including a convenient ground floor bedroom, alongside three bright and spacious reception rooms, each featuring attractive open fireplaces. The large fitted kitchen with informal dining area provides the perfect hub for everyday living, while the sunroom, complete with French doors and roof lights, offers a relaxing space overlooking the gardens. The ground floor also benefits from a family bathroom, while the first-floor bedrooms feature useful eaves storage, maximising practicality. Externally, the property is equally impressive with a detached double garage, separate utility room, workshop with power and light, attached greenhouse, and a spacious concrete driveway providing ample off-street parking. Further benefits include oil-fired central heating and double glazing throughout, making this an excellent opportunity to acquire a substantial family home with exceptional potential in a sought-after location. The property is being offered for sale as a stand alone bungalow but may also be available with up to 4.22 acres of adjoining agricultural land.

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FEATURES

- Spacious detached family home offering flexible accommodation
- Three well-proportioned bedrooms, including a ground floor bedroom
- First floor bedrooms with eaves storage
- Three generous reception rooms with feature open fireplaces
- Large kitchen with informal dining area
- Sunroom with French doors and roof lights
- Ground floor family bathroom with electric shower
- Detached double garage / Outdoor Utility / Greenhouses
- Oil-fired central heating / Double glazing throughout
- A fantastic opportunity to acquire a substantial home in a highly desirable location

ACCOMMODATION

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Hard wood panel door with double glazed inset to:

ENTRANCE HALL

Single radiator. Corniced ceiling. Open archway to:

DINING ROOM

11'8" x 10'9" (3.577m x 3.301m)

Open fire. Corniced ceiling. Double radiator.

LOUNGE

18'2" x 11'9" (5.560m x 3.599m)

Open fire with "Scrabo" stone surround. Bow window. Double radiator.

LIVING ROOM

20'0" x 10'11" (6.120m x 3.338m)

PVC double glazed door to rear. PVC double glazed window to side. Double radiator. Corniced ceiling. 8 pane bevelled glass door.

SUNROOM

10'11" x 12'6" (3.338m x 3.822m)

Fully tiled floor. Semi vaulted ceiling. Wood strip ceiling. Double glazed "Keylite" roof lights. Mahogany effect PVC double glazed windows and French doors to front.

KITCHEN INTO INFORMAL DINING

21'9" x 8'7" (6.632m x 2.636m)

Full range of mid oak high and low level units with contrasting work surfaces. Single drainer stainless steel sink unit and mixer tap. Space for cooker. Integrated fridge and freezer. Hard wood double glazed door to side. Hard wood double glazed window to rear. Hard wood double glazed window to side. Double radiator. Wood strip ceiling.

GROUND FLOOR BEDROOM

9'10" x 10'0" (3.021m x 3.059m)

Full range of basic built in wardrobes and matching dressers. Double radiator. Hard wood double glazed window.

BATHROOM

8'11" x 7'4" (2.739m x 2.251m)

Coloured suite comprising panelled bath, low flush WC, pedestal wash hand basin. PVC panelled corner quadrant with "Mira Sport" electric shower. Fully tiled walls. Double radiator.

MAIN HALL

Hot press with copper cylinder and shelving. Open tread stair case to first floor.

FIRST FLOOR LANDING

Double doors to storage.

BEDROOM 2

10'3" x 9'8" (3.132m x 2.962m)

Double glazed roof light. Access to eaves storage. Mostly glazed. No radiator.

BEDROOM 3

9'10" x 8'8" (3.022m x 2.645m)

Dormer windows in white. PVC double glazed window to gable wall. Built in units. Electric wall mounted heater. Access to eaves.

DETACHED DOUBLE GARAGE

19'8" x 17'0" (6.018 x 5.197)

OUTSIDE UTILITY

10'8" x 7'5" (3.274 x 2.273)

Plumbed for washing machine. Space for tumble drier. Stainless steel single drainer sink unit with stainless steel mixer tap.

OUTSIDE

Concrete driveway to side and rear with good parking. Gardens finished in neat lawn with a range of specimen trees and shrubery.

OUTBUILDING/WORKSHOP

17'9" x 12'10" (5.413 x 3.917)

Power and light. Door to attached green house. Service door to rear.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

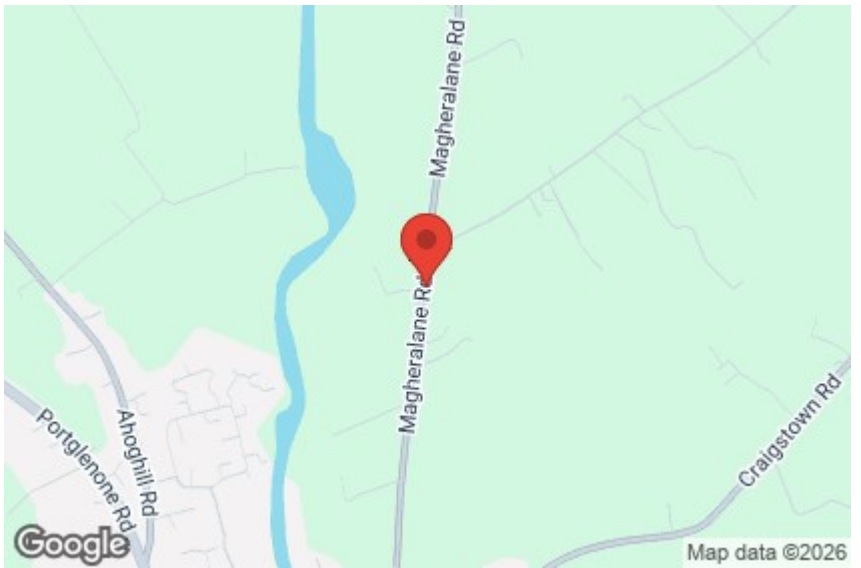
Please also be, property boundaries are an estimation and are to be confirmed via your solicitor.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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