info@country-estates.com www.country-estates.com

2 Laurel Park, Randalstown, Antrim, BT41 3HJ

PRICE Offers Over £269,950

We are delighted to offer for sale the exceptionally rare opportunity to purchase 2 Laurel Park, Randalstown.

Occupying a desirable position within the established Laurel Park development, this spacious detached family home offers flexible and well-proportioned accommodation ideal for modern family living. Boasting three generous reception rooms, including a versatile ground floor bedroom if required, together with three first floor bedrooms, a detached garage and private landscaped gardens, the property combines practicality with excellent living space. Conveniently located within easy reach of Randalstown town center, local schools and commuter routes, this is an ideal home for growing families.

Early viewing is 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 detached family home in a sought-after and exclusive residential location
- Four well-proportioned bedrooms, including the potential of a versatile ground floor bedroom or reception room
- Bright family room with feature open fireplace and bi-folding doors to dining room
- Separate dining room with dual aspect windows
- Traditional mahogany country style fitted kitchen
- Practical utility room with additional storage and external access
- Ground floor WC
- Spacious family bathroom
- Detached garage with power, lighting and workbench / Oil fired central heating and double glazed windows
- Superb spacious site offering excellent privacy to the rear / Walking distance to Randalstown town centre

ACCOMMODATION

ENTRANCE HALL
Hardwood double glazed door with sidelight to wide and spacious entrance hall. Staircase to first floor with mahogany moulded handrail and turned balustrading. Wood laminate flooring. Two double radiators.

FAMILY ROOM
20'6" x 12'7" (at max) (6.255m x 3.850m (at max))
Into bay. Wood laminate flooring. Feature open fire with cast iron inset, marble hearth and surround. Range of wall lights. Double radiator. Bi-folding double doors to;

DINING ROOM
14'5" x 9'10" (4.418m x 3.002m)
Dual aspect windows. Wood laminate flooring. Double radiator.

RECEPTION 2 / GROUND FLOOR BEDROOM
13'8" x 11'8" (4.19m x 3.56m)
Wood laminate flooring. Double radiator.

GROUND FLOOR WC
7'11" x 5'3" (2.434m x 1.613m)
Blue suite comprising a vanity wash hand basin with chrome mixer tap, storage below and tiled splash back. Low flush WC. Fully tiled flooring. Gable window. Feature wood paneled walls. Single radiator.

KITCHEN
11'10" x 10'6" (3.610m x 3.209m)
Full range of mahogany country style high and low level kitchen units with complementary work surfaces and splash back tiling. Over-counter dimmer lighting. Display cabinets. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated four-ring halogen hob with overhead extractor fan. Low level combination oven and grill. Hexagonal tiled flooring. Double radiator.

UTILITY ROOM
11'9"x 6'9" (3.588mx 2.062m)
Matching range of kitchen units with complementary work surfaces and splash back tiling. Space for washing machine, tumble dryer and dishwasher. Single drainer stainless steel sink unit with chrome mixer tap. Hexagonal tiled flooring. Worcester oil fired boiler. Hardwood glazed door to rear.

FIRST FLOOR LANDING
Large hot press with insulated copper cylinder, shelving and lighting. Single radiator.

BEDROOM 1
19'3" x 11'9" (at max) (5.868m x 3.600m (at max))
Into dormer window. Integrated bedroom storage. Skylight. Wood laminate flooring. Two double radiators.

BEDROOM 2
12'7" x 8'3" (3.837m x 2.519m)
Wood laminate flooring. Into eaves storage. Double radiator.

BEDROOM 3
12'7" x 8'1" (3.859m x 2.468m)
Into eaves storage. Wood laminate flooring. Double radiator.

FAMILY BATHROOM
9'0" x 7'1" (2.758m x 2.182m)
Bathroom suite comprising a panel bath with 'Triton T80' electric shower, glazed shower screen and fully tiled splash back. Vanity wash hand basin with chrome mixer tap and storage below. Low flush push button WC. Partially tiled walls. Skylight. Double radiator.

DETACHED GARAGE
20'2" x 11'0" (6.172m x 3.358m)
Roller door. Workbench with storage. Power and lighting.

OUTSIDE
The property enjoys a private, mature and attractively landscaped garden, offering a wonderful sense of seclusion. A generous lawn provides useful outdoor space, complemented by established borders, flowering hydrangeas and a variety of mature shrubs and specimen trees.
The garden extends into a wooded area, creating a peaceful, natural backdrop with established evergreens and leafy planting. There are several attractive features throughout, including a rustic stone water feature, raised and planted borders, and areas of natural woodland ground cover.
A paved terrace adjoining the house provides an ideal space for outdoor dining and entertaining, with a built-in brick barbecue and views across the garden. outside tap and lighting. Pedestrian gate to front.
To the front a neat lawn, specimen trees and well stocked flower bedding. Tarmac drive with off street parking for three cars. Outside lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;
Please note, none of the services or appliances have been tested at this property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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

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.

PRS Property Redress Scheme