

110 Craigstown Road, Antrim, BT41 2NA



**PRICE Offers Over
£469,950**

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We are delighted to offer for sale this exceptional detached property occupying a generous split level site in a rural location with superb views over surrounding countryside yet within easy access to the A26 for commuting to Ballymena or to the M2 motorway at Dunsilly. The property offers both generous and generously proportioned accommodation with four spacious bedrooms (two with ensuite shower rooms), large family bathroom boasting a free-standing bath and feature curved wall to enclosed shower cubicle, together with three well appointed reception rooms and a comfortable kitchen with informal dining area. In addition to the utility room and separate W/C at ground floor level, an internal staircase descends to the lower ground floor level with access to the two spacious garages and a large games room complete with patio doors to the lower rear yard area.

Outside, the property is accessed via beautiful stone walls and decorative wrought iron electric gates to an expanse of parking at the front and side further complimented by a sweeping drive to the lower rear yard ideally suited for those wanting to retain some privacy for their car parking. The beautifully landscaped gardens comprise a mix of trees and shrubs bordering the well maintained lawns surrounded by well fenced boundaries and mature hedging.

The front garden is further enhanced by the above ground pond and water feature.

Only on full inspection can one totally appreciate the quality of this extraordinary family home. Early viewing strongly recommended.

FEATURES

- Spacious entrance hall with staircase to first floor gallery landing / Glazed French doors to;
- Lounge with feature sandstone fire surround, inset and hearth
- Dining room with wood laminate flooring
- Living room with feature sandstone fireplace
- Kitchen with informal dining area / Full range of high and low level units / Integrated dishwasher and fridge freezer
- Four well proportioned bedrooms / Two with ensuite shower rooms
- Large family bathroom with free-standing bath and feature curved wall to enclosed shower cubicle
- Substantial basement are to include two large garages and a generous games room / gym
- PVC double glazed windows / Oil-fired central heating / "Beam" central vacuum system
- Generous site with beautifully landscaped gardens / Substantial parking to front and side with access to lower ground level with additional parking and access to basement garages

ACCOMMODATION

Covered open entrance porch with quarried flagstone steps. PVC double glazed entrance door and sidelights to:-

ENTRANCE HALL 17'1 x 12'4

Wood laminate floor. 2No. double radiators. Ornate corniced ceiling and centre rose. Feature wooden staircase to first floor with moulded hand rail and turned balustrading. Directional spotlights. Staircase to basement. Part glazed French doors to:-

LOUNGE 16'9 x 16'3

Feature open fire (plumbed for gas) with decorative sandstone surround, inset and hearth. Ornate corniced ceiling and centre rose. Dual aspect windows. Directional spotlights. Double radiator.

DINING ROOM 14'3 x 12'8

Wood laminate floor. Ornate corniced ceiling and centre rose. Directional spotlights. Dual aspect windows. Double radiator.

LIVING ROOM 15'8 x 14'8

Open fire (plumbed for gas) with feature sandstone surround, inset and hearth. Ornate corniced ceiling. Directional spotlights. Display alcove. Double radiator.





KITCHEN WITH INFORMAL DINING 18'8 x 12'5

Full range of coloured high and low level units with contrasting tiled work surface and "Welsh dresser" style part glazed display cabinets. Belfast style sink with polished chrome mixer taps and fluted granite drainer. Over window pelmet with low down voltage lights. Integrated dishwasher. Space for range style cooker (plumbed for gas), with over head extractor canopy. Integrated fridge freezer. Fully tiled floor. Wood strip ceiling with directional spot lights. Double radiator.



REAR HALL

Fully tiled floor. PVC double glazed door to side. Ornate corniced ceiling and feature gothic style archway. Directional spotlights. Single radiator.

UTILITY ROOM 11'4 x 6'5

High and low level units with contrasting work surfaces. Single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine and space for dryer. Partially tiled walls to work surface. Fully tiled floor. Space for fridge freezer. Single radiator.



GROUND FLOOR WC

White suite comprising concealed push flush W/C and wash hand basin. Fully tiled floor. Partial wood strip walls and wood strip ceiling. Extractor fan. Single radiator.



FIRST FLOOR GALLERY LANDING

22'2 x 12'4

Ornate corniced ceiling and centre rose.
Access to loft. Directional spotlights. Seating area. Double radiator.

Hot press with pressurised water tank.
Substantial shelving.

BEDROOM 1 16'2 x 13'4

A range of built-in wardrobes. Ornate corniced ceiling and centre rose. Dual aspect windows. Double radiator.

ENSUITE

Modern white suite comprising low flush W/C, pedestal wash hand basin and three quarter PVC clad corner quadrant shower cubicle with thermostatic unit. Extractor fan. Corniced ceiling with centre rose. Single radiator.

BEDROOM 2 15'8 x 14'8 (max)

Dual aspect windows. Ornate corniced ceiling and centre rose. Double radiator.

ENSUITE

Modern white suite comprising low flush W/C, free standing vanity unit with counter top wash hand basin and three quarter tiled corner quadrant shower cubicle with 'Redring' electric shower unit. Extractor fan. Corniced ceiling and centre rose. Single radiator.



BEDROOM 3 15'2 x 14'8

(max) Ornate corniced ceiling and centre rose. Double radiator.

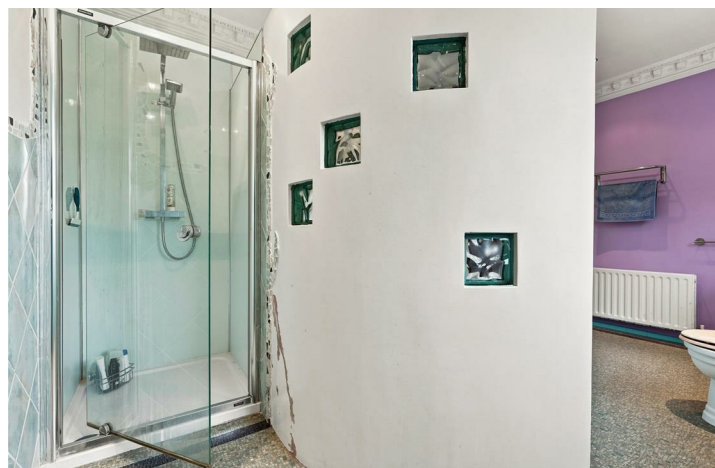
BEDROOM 4 14'8 x 11'2

Corniced ceiling and centre rose.



BATHROOM 14'1 x 9'11

Luxury white suite comprising free standing spa bath with off set taps and retractable shower head. Concealed flush W/C and partially inset wash hand basin. Feature curved wall with inset display alcoves and coloured glass blocks to shower area with three quarter tiled shower cubicle comprising thermostatic unit and glazed doors. Decorative wall tiling with mosaic wave effect border. Low voltage down lights. Decorative ceiling cornice and centre rose.



BASEMENT

Lower ground floor lobby with staircase to first floor.

GARAGE 1 29'10" x 14'8"

Under and over door. Power and light. Oil-fired boiler. 'Beam' receptacle.

GAMES ROOM 29'7" x 14'4"

(max) Under stairs storage cupboard. 2No. double radiators. Wood laminate floor. Ornate corniced ceiling and centre rose. Double glazed sliding aluminium patio doors to rear. Door to:-

GARAGE 2 29'10" x 14'4"

Under and over door. Power and light.

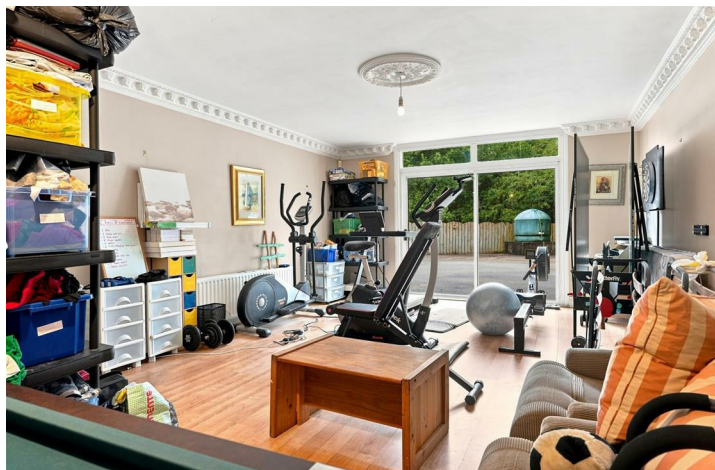
OUTSIDE

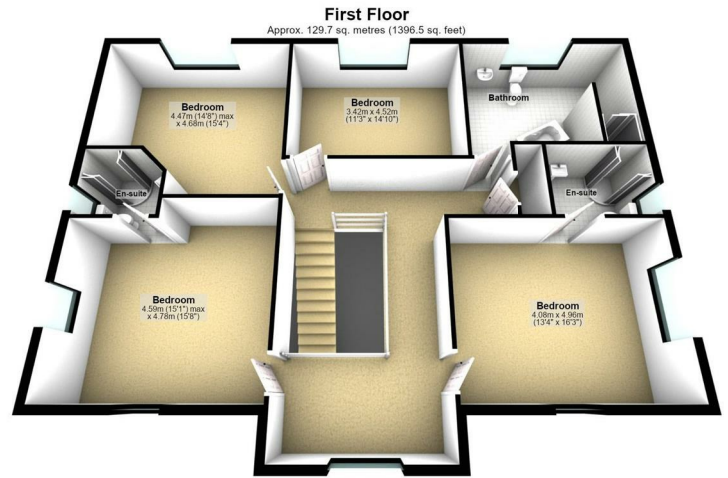
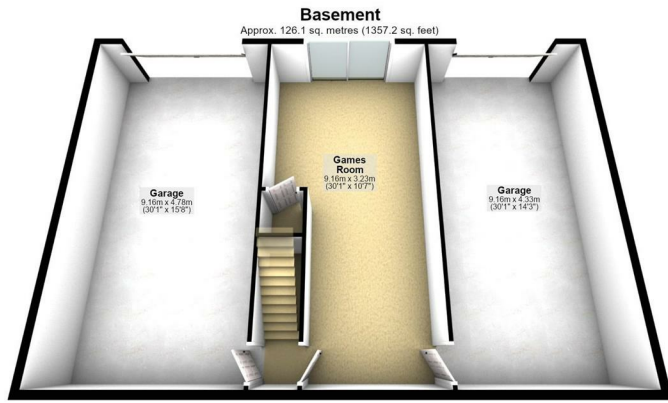
Electrically operated decorative wrought iron double entrance gate with substantial stone built pillars and walls to anti-slip textured drive way with substantial parking to front and side. Large landscaped garden area to front and side in neat lawn, edged in tegula brick and well stocked borders. Low level timber fencing and hedging. Above ground pond and water feature. Textured drive to side accessing lower level yard and access to basement garages and games room. PVC tank. Timber fencing. Outside light and tap. Timber decked patio area. Stone flagged staircase to upper ground level. Concealed bin store.

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.





Total area: approx. 385.2 sq. metres (4146.2 sq. feet)

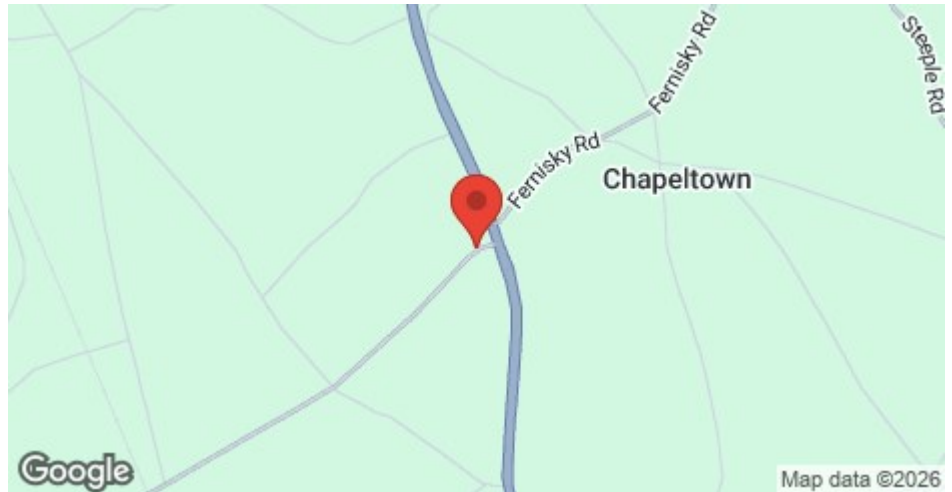
Photos and Plans by housefyni.co.uk

Plan produced using PlanUp.

110 Craigstown Road, Randalstown

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	76
Northern Ireland	EU Directive 2002/91/EC	



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