

310 Rathmore Gardens, Antrim, BT41 1JQ



PRICE Offers Over £134,950

This is an excellent opportunity to purchase a stunning four bedroom mid-terraced house offering a delightful blend of comfort and modern living. With a superb end-of-cul-de-sac position, the property boasts a green area to the front, providing a serene outlook and a perfect space for relaxation and perfect sun orientation to the rear to enjoy the low maintenance bespoke flagged patio area.

Inside, the home features three well-proportioned first floor bedrooms, with an impressive attic conversion that creates a fourth bedroom complete with an ensuite shower room, ideal for guests or family members seeking privacy. The spacious living room is a highlight, showcasing a striking mahogany fireplace (no flue) that adds character and warmth to the space, complemented by a matching mirrored over mantle.

The kitchen is designed for informal dining, equipped with solid wood high and low-level units and ample space for a range-style cooker (plumbed for gas), making it a perfect hub for culinary enthusiasts. Additionally, a music room extension at the rear, adorned with a double-glazed rooflight, provides the area with natural light and creates a versatile space for hobbies or relaxation. This extension also offers convenient access to the integral garage, featuring a roller shutter door for ease of use. The property is fitted with PVC double-glazed windows, ensuring energy efficiency and comfort throughout the seasons. Gas-fired central heating keeps the home warm and inviting, while oak four-panel internal doors and PVC fascia and soffits add a touch of elegance and durability.

This mid-terraced house is perfectly suited for families or individuals seeking a peaceful yet connected living environment. With its thoughtful design and versatility providing a fourth bedroom to the attic conversion, this property is a must-see for anyone looking to settle in Antrim.

Early viewing strongly recommended.

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FEATURES

- Entrance porch with fully tiled floor / Open to Entrance hall with access to under stair storage
- Living room 17'5 x 11'5 with feature ornate mahogany fireplace (no flue) and matching mirrored overmantle
- Kitchen with informal dining area / Full range of solid wood high and low level units / Space for range style cooker (plumbed for gas) / Part wood panelled effect walls
- Rear hall with staircase to first floor / Access to ground floor W/C
- Music room 9'7 x 8'5 with double glazed roof light / Wood laminate floor / Access to Integral garage
- First floor landing with fixed staircase to second floor / Bedroom 4 to attic conversion 17'9 x 10'2 with ensuite shower room (no W/C)
- Three well proportioned bedrooms to first floor / One with full wall of built-in wardrobes with sliding mirrored doors
- Bathroom with modern white suite comprising shower bath with thermostatic shower over / Concealed flush W/C and moulded wash hand basin in vanity unit
- PVC double glazed windows and external doors / Gas fired central heating / PVC fascia and soffits / Oak four panel internal doors
- Integral garage with roller shutter door / Fully enclosed and paved yard /patio area to rear

ACCOMMODATION

PVC double glazed and stained glass door and sidelight to;

FRONT PORCH

5'4 x 4'7 (1.63m x 1.40m)

Part wood panelled effect walls. High and low level meter cupboard (upgraded in 2024). Fully tiled floor through to;

FRONT HALL

Fully tiled floor. Access to under stair storage.

LIVING ROOM

17'5 x 11'5 (5.31m x 3.48m)

Imitation chimney breast with feature mahogany ornate fireplace, part polished cast iron and tiled inset and polished granite hearth. Matching mirrored over mantle. Single radiator.

KITCHEN WITH INFORMAL DINING

17'3 x 10'2 (5.26m x 3.10m)

Full range of solid wood high and low level units with leaded and stained glass display cabinet. Wine rack. Feature handles and contrasting work surfaces. Space for range style cooker (plumbed for gas) with over head extractor fan. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Plumbed for dishwasher and washing machine. Space for "American" style fridge freezer. Part tiled walls to work surfaces. Fully tiled floor. Part wood panelled effect walls. Oak, mostly glazed door to front and rear halls. Designer upright radiator.

REAR HALL

Fully tiled floor. Stair case to first floor with double hand rails. PVC double glazed door to rear.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C with feature floor to ceiling metro style tiled splash back. Wall mounted wash hand basin with matching splash back. Matt black heated towel rail. Fully tiled floor. Extractor fan. "Heatstore" wall mounted fan heater. Small access point to loft.

MUSIC ROOM

9'7 x 8'5 (2.92m x 2.57m)

"Keylite" double glazed roof light. Wood laminate floor. Double radiator. Door to:

INTEGRAL GARAGE

14'1 x 11'11 (4.29m x 3.63m)

Roller shutter door. Power and light. PVC double glazed door to side. Insulated ceiling.

FIRST FLOOR LANDING

Access to attic conversion via fixed stair case. Former hot press with tank removed and wall mounted gas fired boiler installed. Shelving. Small under stair storage cupboard.

BEDROOM 1

11'8 x 9'1 (3.56m x 2.77m)

Wood laminate floor. Single radiator.

BEDROOM 2

11'9 x 8'3 (3.58m x 2.51m)

plus full wall of built-in wardrobes with sliding mirrored doors. Access to over stair storage.

BEDROOM 3

8'8 x 8'2 (2.64m x 2.49m)

Wood laminate floor. Single radiator.

BATHROOM

6'8 x 5'5 (2.03m x 1.65m)

Modern white suite comprising shower bath with glazed screen, off set mixer taps and thermostatic shower over with drench head and hand held shower. Moulded wash hand basin in vanity unit with off set mixer taps and storage below. Concealed flush push button low flush W/C. Fully tiled walls and floor. PVC ceiling with low voltage downlights. Polished chrome heated towel radiator.

SECOND FLOOR LANDING

BEDROOM 4

17'9 x 10'2 (5.41m x 3.10m)

Large PVC double glazed dormer window. Access to storage. Part wood laminate and part carpeted floor.

ENSUITE SHOWER

White suite comprising fully tiled shower cubicle with "Redring Active" electric shower unit. Pivot glazed door. Wall mounted wash hand basin. PVC double glazed window. Extractor fan. No W/C.

OUTSIDE

Small front forecourt with low level railing and matching pedestrian gate. Concrete path and coloured stone display. Cage for gas bottles.

Access to Integral Garage via roller shutter door. Powder coated fencing with timber cladding and matching pedestrian gate to: Fully enclosed and paved patio yard to rear. Outside socket. Security light and tap.

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		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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