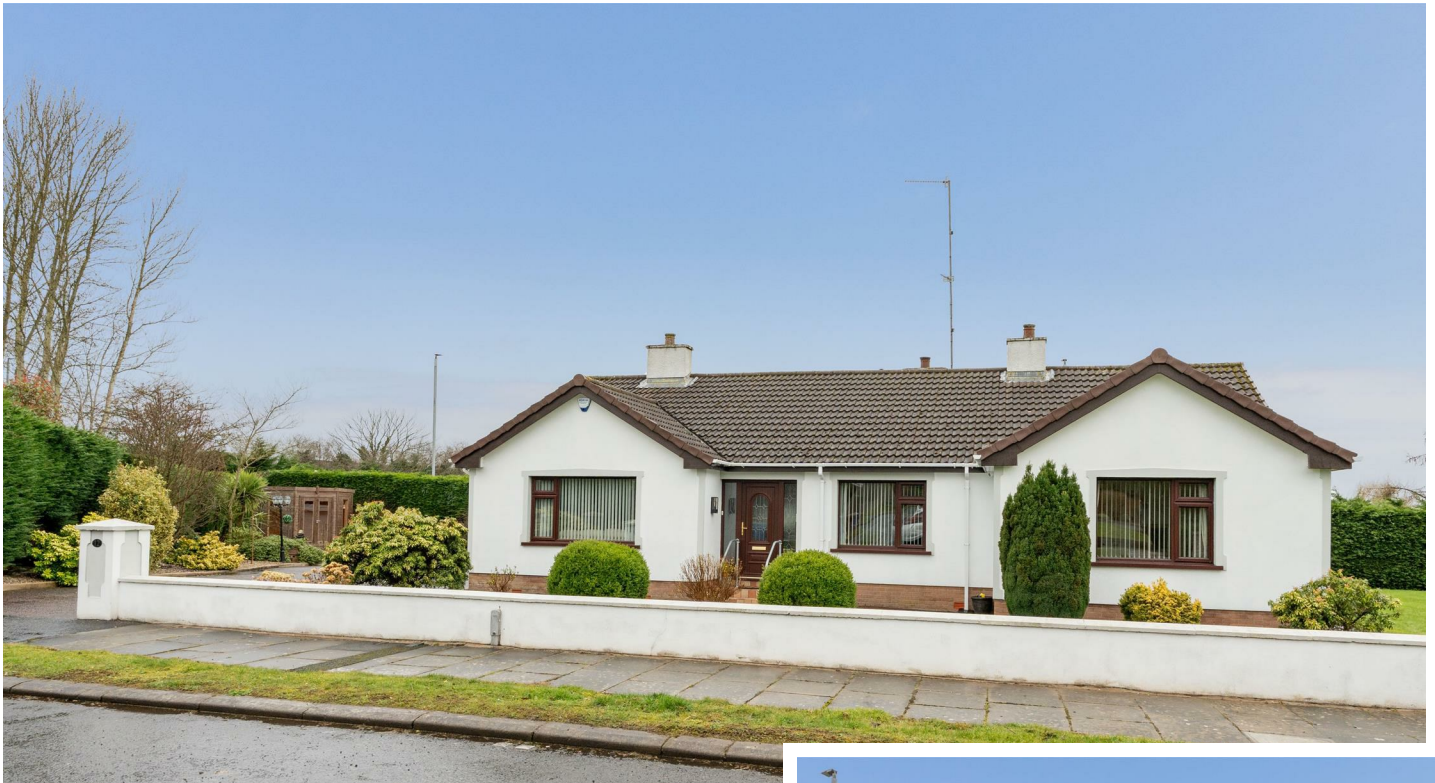


## 12 Rathblane, Antrim, BT41 1JT



**PRICE Offers Over  
£269,950**

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

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

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

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





*This is an incredibly rare opportunity to purchase a well presented and deceptively spacious bungalow currently used as a three bedroom and three reception room home but could just as easily be used as four bedroom and two reception rooms. Occupying a large site with asphalt driveway providing parking for up to 10 cars together with a detached double garage with remote operated electric door, this property is ideally suited to those with a growing family who require generous outdoor space to socialize together with a flexible internal layout to suit their needs. The property boasts a spacious kitchen with informal dining area finished in a full range of pine high and low level units and integrated fridge, freezer and dishwasher together with a separate utility room plumbed for washing machine. With a modern white bathroom suite, mahogany effect PVC double glazed windows and external doors, gas fired central heating and PVC fascia and soffits, this property is likely to appeal to a wide range of potential purchasers.*

*Early viewing strongly recommended.*

## FEATURES

- Spacious entrance hall with wood laminate floor / Part glazed screen to kitchen / Access to partially floored loft
- Lounge 15'6 x 14'10 with open fire and feature surround
- Dining room 13'7 x 9'11 with wood laminate floor / Bevelled glass door to;
- Kitchen with informal dining / Full range of pine high and low level units / Integrated fridge, freezer and dishwasher
- Open rear porch with access to Utility room / Plumbed for washing machine and space for dryer
- Living room / Potential Bedroom 4 with feature stone chimney breast and space for electric stove
- Three further bedrooms / Two with built-in wardrobes and sliding mirrored doors
- Bathroom with modern white suite to include panel bath with shower attachment and separate fully tiled off-set quadrant shower cubicle
- Mahogany effect PVC double glazed windows and external doors / Gas fired central heating / Security alarm / PVC fascia and soffits
- Generous well maintained site / Asphalt driveway with parking for up to 10 cars / Large detached garage 20'10 x 16'6 (max) / Outside W/C and two timber sheds



## ACCOMMODATION

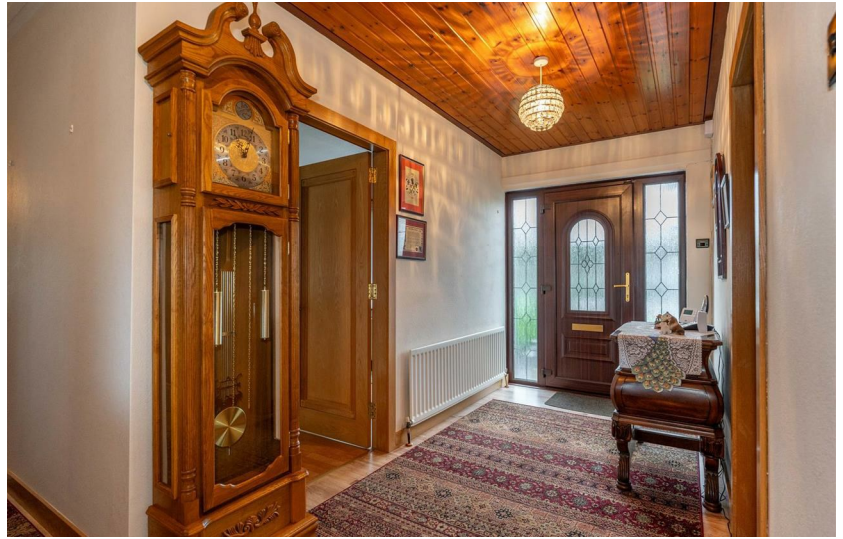
Mahogany effect PVC double glazed and leaded glass entrance door and side lights to:

### ENTRANCE HALL

Wood strip ceiling. Wood laminate floor. Single radiator.

### LOUNGE 15'6 x 14'10 (4.72m x 4.52m)

Open fire with ornate pine surround and horse shoe shaped part polished cast iron inset. Tiled hearth. Wall light point. Wood laminate floor. Double radiator.



### DINING ROOM 13'7 x 9'11 (4.14m x 3.02m)

Wood laminate floor. Double radiator. 10 pane bevelled glass door to:





### **KITCHEN WITH INFORMAL DINING 13'6 x 10'4 (4.11m x 3.15m)**

(max) Full range of pine high and low level units with glazed display cabinets and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit with mixer taps. Space for cooker. Integrated fridge, freezer and dish washer. Over window pelmet with down lights. Wood strip ceiling with directional spot lights. Fully tiled floor and walls. Double radiator. Part glazed screen to entrance hall. Mahogany effect PVC double glazed door to:



### **OPEN REAR PORCH**

Fully tiled floor. Access to:

### **UTILITY 7'5 x 3'10 (2.26m x 1.17m)**

Plumbed for washing machine and space for tumble dryer. Fully tiled floor. Shelving. Meter board.

### **LIVING ROOM / BEDROOM 4 14'11 x 11'1 (4.55m x 3.38m)**

"Scrabo" stone chimney built with space for electric stove. Raised and polished concrete hearth. Wall light points. Wood laminate floor. Double radiator. Feature





## **BEDROOM / HALL**

Gable end window. Wood laminate floor. Access to partially floored loft with lighting and power points.

## **WALK-IN CLOAKS CUPBOARD 4'10 x 4' (1.47m x 1.22m)**

Wood laminate floor. Single radiator. Glazed window to open rear porch.

## **FORMER HOT PRESS**

Hot tank removed. Wall mounted "Worcester" gas fired boiler. Shelving.



## **BEDROOM 1 14'3 x 10'6 (4.34m x 3.20m)**

into built-in wardrobes with sliding mirrored doors. Wood laminate floor. Single radiator.





### **BEDROOM 2 11'0 x 9'11 (3.35m x 3.02m)**

into built-in wardrobes with sliding mirrored doors. Dimmer switch. Wood laminate floor. Single radiator.



### **BEDROOM 3 10'11 x 9'0 (3.33m x 2.74m)**

Single radiator.

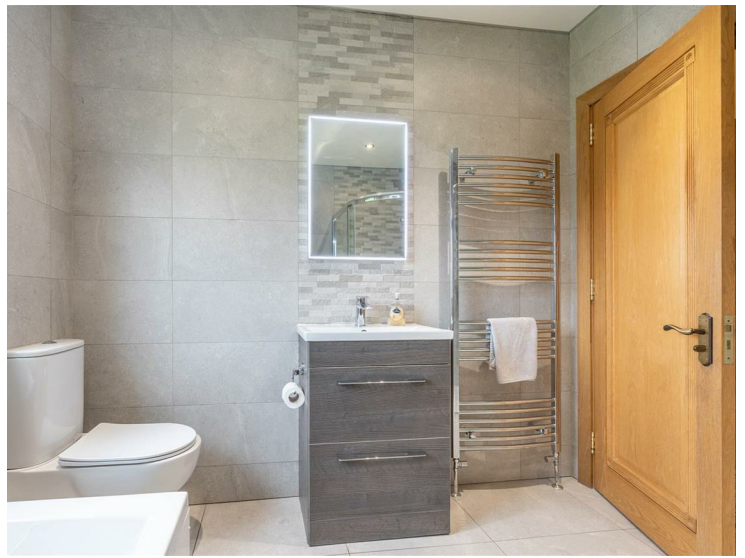


### **BATHROOM 8'4 x 8'1 (2.54m x 2.46m)**

Modern white suite comprising panelled bath with mixer taps and shower attachment. Push button low flush W/C and modern wash hand basin in vanity with "monobloc" mixer taps and storage below. Fully tiled off set quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Modern fully tiled walls with feature splash back to vanity. PVC ceiling. Low voltage down lights. Extractor fan. Polished chrome heated towel radiator.







## OUTSIDE

Entrance pillar and low level wall to front in neat lawn. Well stocked borders in shrubs and decorative stone. Mature conifer hedging. Asphalt parking for up to 10 cars. Access to:



## DETACHED GARAGE 20'10 x 16'6 (6.35m x 5.03m)

(max) Electric, sectional up and over door. Power and light. PVC double glazed window to rear. Service door.

## ATTACHED W/C

Low flush W/C and wall mounted wash hand basin. PVC clad walls and ceiling. Fully tiled floor. PVC double glazed window.

## ATTACHED TIMBER SHED 19'6 x 5'8 (5.94m x 1.73m)

Insulated walls and roof. Lino floor.

Large pavier brick patio to rear with contrasting charcoal colour circular inset.

## TIMBER SHED 11'7 x 7'7 (3.53m x 2.31m)

Double doors. Insulated to walls and ceiling. Lino floor. Generous garden to side in neat lawn and decorative stone area with green house. Laurel hedging. Outside tap and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

Please note, none of the services or appliances have been tested at this property.





Total area: approx. 160.6 sq. metres (1728.5 sq. feet)  
 Photos and Plans by houseplan.co.uk  
 Plans produced using PlotUp  
 12 Rathblane, Antrim

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	58
(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	



**Talk to one of our advisers today**

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