



## 33 Barnish Road, Randalstown, BT41 2EJ

Offers in the region of £365,000



Located on the outskirts of Randalstown, convenient by car to Antrim and the arterial M22/M2 commuter routes, this spacious detached four bedroom house (circa 2000 sq ft) offers family size living accommodation in pleasant rural surroundings.

Nestled on a mature site of circa 0.5 acres, the home enjoys an excellent level of privacy, with the added benefit of owning approximately 1 acre of mature woodland adjacent.

Internally the property boasts spacious reception rooms, well proportioned bedroom accommodation and three bathrooms, including a ground floor shower room.

Viewing is recommended in order to fully appreciate this fine home, and is strictly via prior appointment with the selling agent.



## Property Features

- Spacious detached house set on a mature half acre site
- The holding includes and adjacent woodland of circa 1 acre
- Two formal reception rooms, plus study
- Large open plan Kitchen/Dining area and separate Utility Room
- Ground floor shower room and first floor family bathroom
- Four well proportioned first floor bedrooms, master with en-suite
- First floor sun room opening up onto a south facing balcony
- The heating system is interchangeable between oil and gas, having both installed
- Set on circa 0.5 acres of mature gardens
- Very convenient by car to Randalstown, Antrim and the arterial M22/M2 commuter routes



## Accommodation

(Dimensions and Areas are approximate)

### Ground Floor

**Porch 12'7" x 3'2" (3.84 x 0.97)**

Hardwood front door and side lights. Tiled floor.

**Entrance Hall 15'3" x 12'3" (4.67 x 3.75)**

Ceiling coving. Tiled floor.

**Living Room 17'7" x 12'11" (5.37 x 3.96)**

Gas inset fire in a Farmington stone fireplace surround and hearth. Solid wood flooring.

**Dining Room 17'7" x 13'0" (5.38 x 3.98)**

Ceiling coving. Solid wood flooring. Open fire in a tiled fireplace surround and hearth.

**Study 8'8" x 6'5" (2.66 x 1.98)**

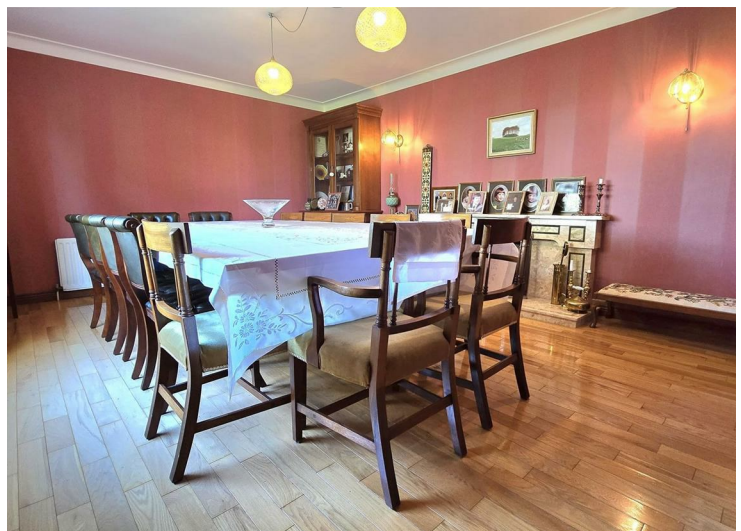
Solid wood flooring.

**Kitchen/Dining Area 17'10" x 9'8" (5.46 x 2.96)**

Fitted with a range of mahogany eye and low level units. Laminate work surfaces with mahogany trim. Integrated hob with extractor fan over. Integrated eye level oven and microwave. Space for fridge/freezer. Plumbed for dishwasher. Tiled floor and splash back areas. Fitted seating in Dining Area.

**Utility Room 9'4" x 6'7" (2.86 x 2.02)**

Fitted with a range of contemporary high gloss eye and low level units. Laminate work surfaces. Stainless steel sink. Plumbed for washing machine. Space for upright freezer. Fully tiled walls and floor.





**Shower Room 11'11" x 5'4" (3.65 x 1.63)**  
Fitted with a contemporary suite, including a large shower cubicle, wash hand basin with vanity unit and mirror over, and LFWC. Heated towel rail. Tiled floor to ceiling. Access from back to front hall and utility room.

## First Floor

**Landing 18'8" x 12'3" (max) (5.71 x 3.75 (max))**

Built in hot press

**Bedroom 1 13'1" x 13'0" (3.99 x 3.98)**  
En-Suite

**En-Suite Shower Room 6'2" x 4'2" (1.9 x 1.29)**

Fitted with a wash hand basin, WC and shower cubicle. Fully tiled walls.

**Bedroom 2 16'4" x 12'11" (max) (5.0 x 3.96 (max))**

Built in wardrobes and fitted wash hand basin.

**Bedroom 3 13'1" x 9'9" (4.0 x 2.98)**

Built in wardrobe units and fitted wash hand basin.

## Bedroom 4

**Sun Room 13'0" x 12'2" (3.97 x 3.71)**

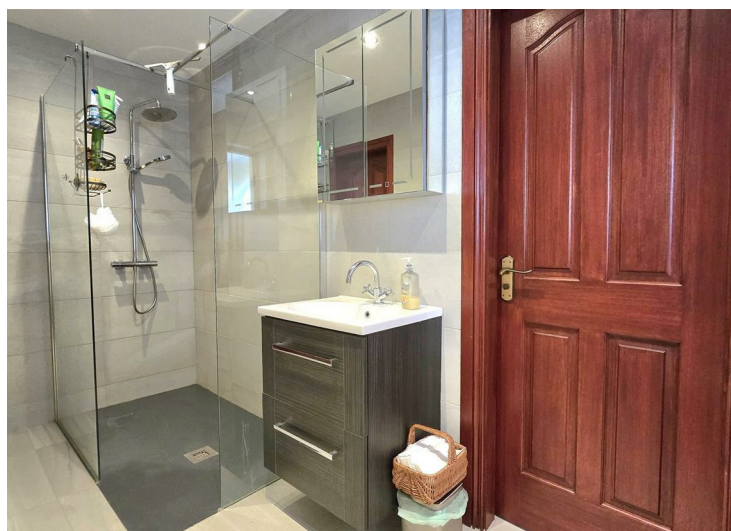
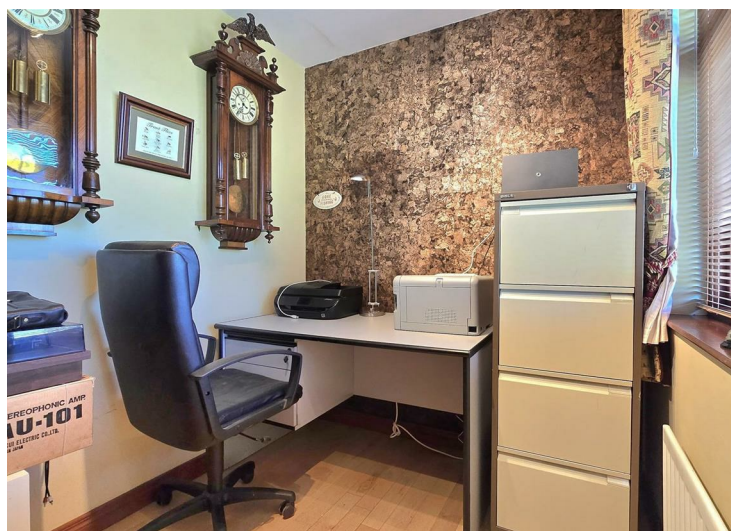
Accessed via a sliding door from Bedroom 4. Patio door opening onto rear balcony. Wood effect laminate flooring.

**Walk In Attic Store 18'6" x 17'3" (5.66 x 5.27)**

Access via balcony room. Fully floored attic space.

**Bathroom 8'9" x 9'0" (2.68 x 2.76)**

Fitted with a blue bathroom suite including a bath, W/C and wash hand basin. Tiled floor to ceiling.





## Outside

Mature front garden, laid in lawn with established trees, shrubs and flower beds. Access is via an asphalt driveway from the Barnish road.

The rear of the property enjoys a south facing aspect, with a large paved brick patio, garden laid in lawn and Greenhouse. A first floor, south facing balcony takes full advantage of the privacy to the rear of the property.

The woodland adjacent to the property extends to circa 1 acre, and benefits from a gated entrance from the Barnish Road, as well as access via the rear of the property.

## Detached Double Garage 19'8" x 18'0" (6.0 x 5.49)

Twin roller doors.

## Back Hall 6'5" x 3'0" (1.96 x 0.93)

Pedestrian door.

## Cloak Room 6'5" x 4'0" (1.97 x 1.24)

Fitted with WC & Wash hand basin.

## Store Room 8'3" x 7'9" (2.53 x 2.38)

Fitted with Radiator

## Wash Room 7'11" x 4'0" (2.42 x 1.24)

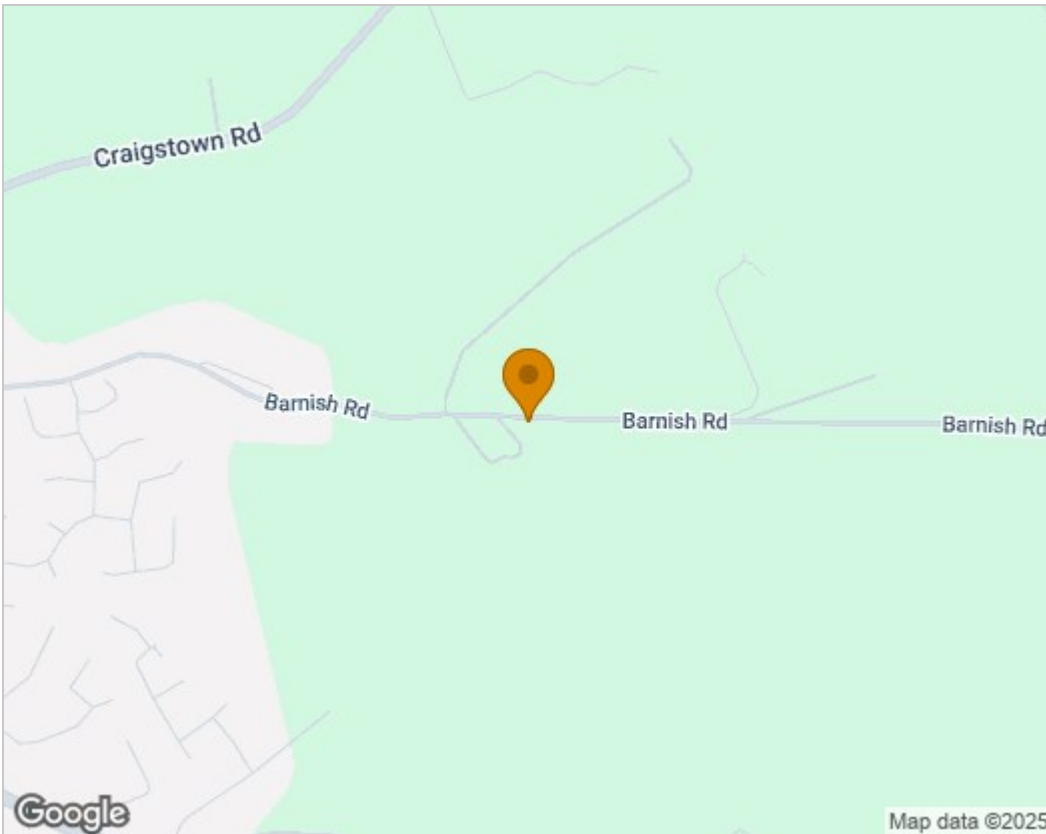
Fitted with low level storage units and stainless steel sink.







## Area Map



## Energy Efficiency Graph

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>			
(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	

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