

25 Village Hill, Straid, BT39 9WQ



- Detached Family Home
- Four Bedrooms
- Master With Ensuite
- Open Plan Modern Kitchen
- Deluxe Bathroom With Three Piece Suite
- Conservatory
- Private Driveway
- Landscaped Gardens with Rural Views
- Oil Fired Central Heating
- PVC Double Glazing

PRICE Offers Over £254,950

Positioned within a prime site in the popular Village Hill Development in Straid enjoying rural views this immaculately presented four bedroom, detached family home comprises spacious entrance hall, lounge with cast iron wood burning stove, open plan kitchen dining room with luxury fitted kitchen, conservatory, separate utility room, four well proportioned first floor bedrooms, master with en-suite and a deluxe bathroom. Externally the property enjoys a generous sized private driveway, front garden finished in lawn and a fully enclosed, landscaped rear garden finished in artificial grass, paved patio area, slate chippings and composite decking. Early viewing is highly recommended to avoid disappointment.

> Sales > New Homes > Commercial > Rentals > Mortgages

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

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

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

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Access to under stair storage. Hardwood floor extending through to:-

LOUNGE 15'0" x 13'5"

Cast iron wood burning stove on pencil edged composite ceramic hearth with polished plaster chimney.



LUXURY OPEN PLAN KITCHEN DINING 18'11" x 11'9"

At widest points. Comprising modern high and low level units with solid quartz work surface. Matching breakfast bar style return with storage below. Inlaid double drainer sink unit with mixer tap. Integrated touch screen induction hob with extractor hood over. Integrated oven, microwave oven and dishwasher. Mirrored glass splash back and solid quartz upstand to walls. Tiled floor. Access to larder store. Open arch with polished plaster detail leading to:

CONSERVATORY 13'6" x 9'5"

Cosy style roof with vaulted ceiling. Wood laminate floor covering. Power, light, double radiator and PVC double glazed French doors to rear garden. Rural views.



UTILITY ROOM 8'1" x 5'11"

Range of fitted storage units with contrasting melamine work surface. Colour coded sink unit with draining bay. Space for fridge freezer. Plumbed for washing machine. Splash back tiling to wall. Tiled floor. Hardwood double glazed door to rear garden.

FIRST FLOOR

LANDING

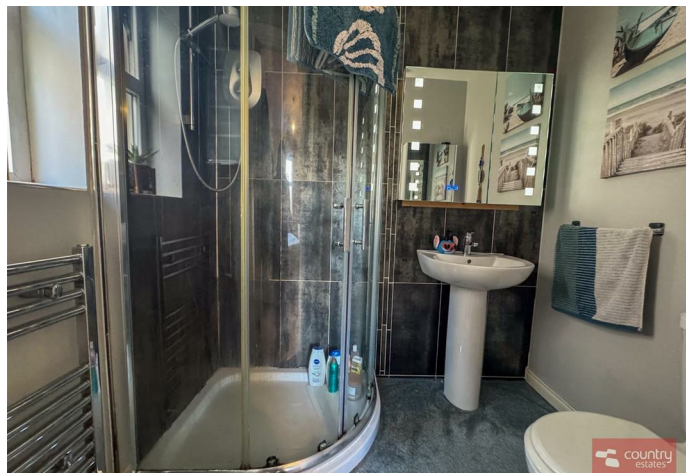
Access to hot press and roof space. Sliding glass door to bathroom.

PRINCIPAL BEDROOM 10'10" x 10'5"

Wood laminate floor.

DELUXE EN SUITE SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Tiled feature wall. Chrome towel radiator.



BEDROOM 2 11'2" x 10'5"

At widest points. Rural views to rear. Wood laminate floor.

BEDROOM 3 10'11" x 7'3"

Rural views to rear. Wood laminate floor.



BEDROOM 4 7'7" x 7'4"

Wood laminate floor.

DELUXE BATHROOM

Contemporary white three piece suite comprising large whirlpool style bath, pedestal wash hand basin and WC. Tiled feature wall and splash back tiling to sink. Chrome towel radiator.



OUTSIDE

Generous sized private driveway finished in decorative stone.

Front garden finished in lawn, slate chippings and shrubs.

External lighting.

Fully enclosed, landscaped rear garden finished in artificial grass, paved patio area, brick pavior, slate chippings and composite decking.

Open aspect to rear.

Oil fired central heating boiler.

PVC oil storage tank. Outside tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



You Talk. We Listen.

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