

## 5 Belmont Hall Way, Antrim, BT41 1FA



**PRICE Offers Over  
£289,950**



We are delighted to offer for sale 5 Belmont Hall Way, Antrim

A superbly presented three bedroom detached home with detached garage, ideally situated within this popular and convenient residential development. Formerly used as the site office, the property has been fully refurbished to an excellent standard and offers spacious, well-appointed accommodation throughout.

The ground floor comprises a sizeable living room, a generous fitted kitchen with a full complement of integrated appliances, and a bright garden room overlooking the rear. To the first floor, there are three well-proportioned bedrooms, including a principal bedroom with ensuite shower room, alongside a luxury four piece family bathroom with double ended panel bath and separate enclosed shower.

Externally, the property benefits from a fully enclosed rear garden with excellent sun orientation and a detached garage, providing both versatility and convenience. Ideally located close to local amenities, schools, nature trails along Six Mile Water and excellent transport facilities, this is an outstanding opportunity to acquire a modern family home in a highly sought-after location.

Early viewing is strongly recommended.

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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Large cloaks cupboard
- Spacious living room 18'8" x 13'11" (at max) set into bay / Dual aspect windows
- Fully fitted light grey 'Shaker' style kitchen with informal dining
- Host of integrated appliances to include gas hob / oven / fridge freezer / dishwasher and washer dryer
- Garden room 10'2" x 9'10" with sliding patio doors to the rear
- Ground floor WC with modern white suite
- Three generous bedrooms to the first floor to include an exceptional principal bedroom 15'1" x 11'4" with ensuite shower room
- Four piece family bathroom with modern white suite to include double ended bath and separate quadrant shower cubicle
- Detached garage with wood laminate flooring and low voltage downlighting
- Security alarm / High energy efficiency / PVC double glazed windows / Zoned Gas-fired central heating / PVC fascia and soffits/NHBC 10 Year Structural Warranty

## ACCOMMODATION

### TO THE FRONT

Tarmac drive to the side with space for two cars. Brick Pavia pathway with well stocked shrubbery borders to front door. Neat lawns to the front and side. Outside tap to driveway.

### ENTRANCE HALL

Composite front door to entrance with fully tiled floor. Security alarm keypad. Staircase to first floor with moulded handrail and turned balustrading. Large cloaks cupboard with double doors. Double radiator.

### LIVING ROOM

**18'8" x 13'11" (at max) (5.713 x 4.259 (at max))**

(Into bay) Dual aspect windows. Low voltage downlighting. Two double radiators. Sliding patio door to the rear garden.

### GROUND FLOOR WC

Modern white suite comprising a low flush push button WC and a pedestal wash hand basin with 'Monobloc' chrome mixer tap and decorative tiled splashback. Fully tiled floor. Single radiator.

### KITCHEN / INFORMAL DINING AREA

**18'8" x 14'11" (at max) (5.698 x 4.562 (at max))**

Recently fitted range of light grey high and low level 'Shaker' style kitchen units with complimentary worktops and splashback stands. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Over counter lighting. Full range of integrated appliances to include a four ring gas hob with stainless steel pyramid style overhead extractor fan and glass splashback. A low level combination oven and grill, Dishwasher, fridge freezer and separate utility area with integrated washer / dryer. Large understairs storage cupboard. Low voltage down lighting. Fully tiled floor. Double radiator.

## **GARDEN ROOM**

**10'2" x 9'10" (3.102 x 3.008)**

Fully tiled floor. Low voltage down lighting. Double radiator. Sliding patio doors to rear garden.

## **FIRST FLOOR LANDING**

Access to loft. Hot-press with 'Warmflow' pressurised cylinder. Double radiator.

## **PRINCIPAL BEDROOM**

**15'1" x 11'4" (4.599 x 3.467)**

Thermostat. High level tv points and plug sockets. Double radiator.

## **ENSUITE**

Modern white suite comprising a wall to wall enclosed shower with PVC panelled splashback and partially glazed folding door. A Pedestal wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. A low flush push button WC. European shaver plug sockets. Extractor fan. Fully tiled floor. Chrome towel radiator.

## **BEDROOM 2**

**11'3" x 10'5" (3.449 x 3.180)**

High level tv points and plug sockets. Double radiator.

## **BEDROOM 3**

**11'4" x 7'10" (3.467 x 2.399)**

High level tv points and plug sockets. Double radiator.

## **FAMILY BATHROOM**

**8'5" x 5'10" (2.574 x 1.787)**

Modern white four piece suite comprising a double ended panel bath with feature chrome mixer tap, shower attachment and tiled splashback. A fully enclosed 'Quadrant' shower with PVC panelled splashback and partially glazed sliding doors. A Pedestal wash hand basin with 'Monobloc' chrome mixer tap and floor to ceiling tiled splashback. Low flush push button WC. Fully tiled floor. Extractor fan. Chrome towel radiator.

## **DETACHED GARAGE**

**21'4" x 10'5" (6.50m x 3.18m)**

Wood laminate flooring. Low voltage downlighting. Double glazed door to the front and rear. Power and lighting.

## **OUTSIDE REAR**

Fully enclosed rear garden offering superb sun orientation. Large paved patio with neat lawn enclosed with 6 Ft timber fencing to one side and walls to the other. Outside lighting. Timber Pedestrian gate to front and double glazed PVC door to garage.

## **IMPORTANT NOTE TO ALL POTENTIAL PURHCSAERS;**

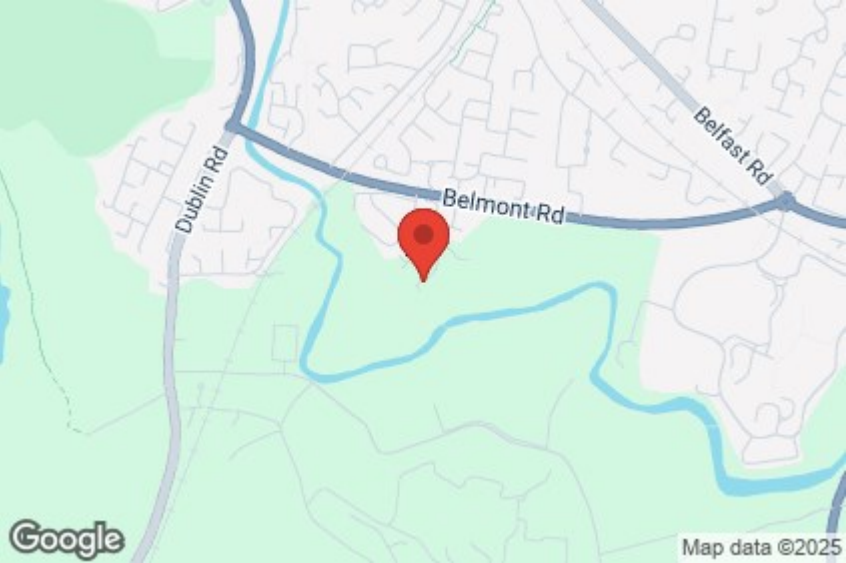
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (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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