

## 71 Coolsythe Road, Randalstown, Antrim, BT41 3HS



**PRICE Offers Over  
£289,950**



We are delighted to offer for sale 71 Coolsythe Road. This recently constructed property is finished to an exceptional standard throughout, the property features a stunning lounge with a contemporary wall-mounted electric fire, creating a warm and stylish focal point. Comprising four well proportioned bedrooms, master with ensuite and a modern four piece family bathroom. The stunning open plan kitchen dining area offers a full complement of integrated appliances and a fixed center island perfect for modern family dining. This outstanding property offers comfort, convenience, and contemporary style in a semi-rural location. Early viewing is highly recommended.

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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Living room with feature wall mounted contemporary electric fire
- Open plan kitchen dining area with living aspect
- Full range of 'Shaker' style high and low level units / Integrated oven, induction hob, dishwasher and fridge/freezer
- Ground floor W/C
- 4 spacious bedrooms, Principal with ensuite
- Four piece family bathroom with modern white suite to include double ended bath and separate quadrant shower cubicle
- PVC double glazed windows / Oil fired central heating / PVC fascia and soffits / High energy efficiency
- Tarmac drive to side and front with parking for a number of vehicles
- Private enclosed rear garden

## ACCOMMODATION

Composite front door into:-

### ENTRANCE HALL

Tiled floor extending through to:-

### DOWNSTAIRS W.C

Comprising push button flush w.c, fitted vanity unit with mixer tap and tiled splashback.

### LOUNGE

**20'4 x 11'8 (6.20m x 3.56m)**

Contemporary wall mounted electric fire. Herringbone style laminate flooring.

### OPEN PLAN KITCHEN/DINING

**26'5 x 13'4 (8.05m x 4.06m)**

Full range of high and low level 'Shaker' style kitchen units with 'Quartz' work surfaces and upstands. Over counter lighting. Inlaid single drainer stainless steel sink unit with chrome swan neck mixer tap. Fixed center island with storage and breakfast bar style return. A host of Integrated appliances to include 'Bora' induction hob, eye level oven, dishwasher and fridge/freezer. PVC double glazed sliding patio doors onto rear garden. Recessed spotlights. Tiled floor extending through to:-



## UTILITY ROOM

8'6 x 6'7 (2.59m x 2.01m)

At widest points. Equipped with a range of matching high and low level fitted units with contrasting work surfaces. Space for freestanding washing machine. Composite door to rear garden.

## FIRST FLOOR

### LANDING

Access to fully floored loft via pull down ladders.

### PRINCIPLE BEDROOM

14'8 x 10 (4.47m x 3.05m)

### ENSUITE

Comprising modern white suite including a wall to wall enclosed shower with PVC panelling, sliding door and thermostatically controlled shower overhead. Vanity unit with chrome mixer tap and tiled splash back. Push button flush WC. Chrome towel radiator. Extractor fan. Fully tiled floor. Chrome towel radiator. Recessed spot lights.

### BEDROOM 2

11'2 x 10 (3.40m x 3.05m)

At widest points. Dual window aspect.

### BEDROOM 3

11'9 x 9 (3.58m x 2.74m)

Laminate floor. Dual window aspect.

### BEDROOM 4

10'1 x 8'5 (3.07m x 2.57m)

Laminate floor.

## MODERN FAMILY BATHROOM

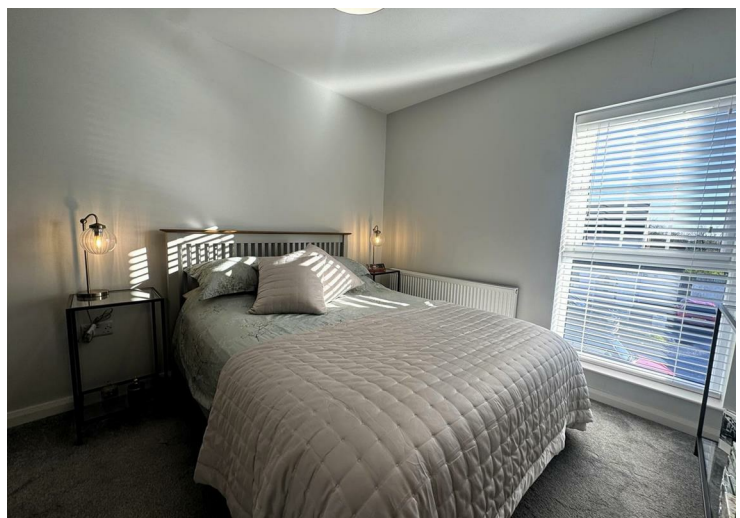
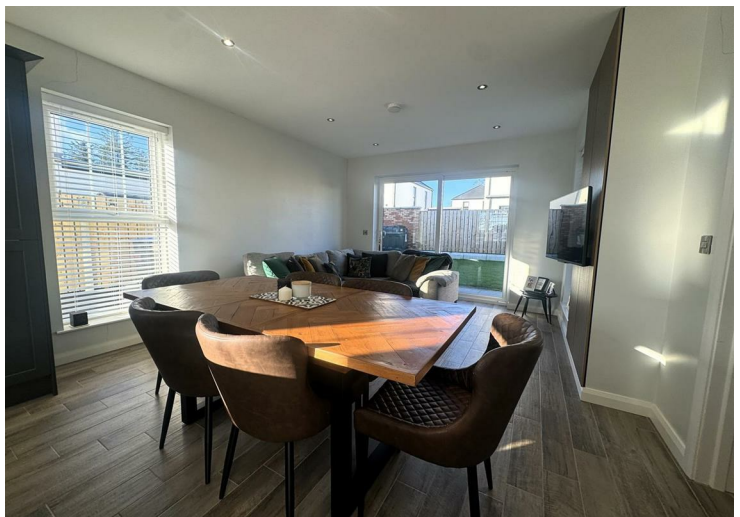
Comprising push button w.c, panelled bath with mixer tap and hand shower attachment with complimentary wall tiling, vanity unit with mixer tap and electric light up mirror above, quarter rounded shower enclosure with thermostatically controlled shower overhead and PVC wall panelling. Chrome towel rail. Recessed spotlights. Tiled floor.

## OUTSIDE

Large tarmac driveway to front for a number of vehicles. Fully enclosed rear garden finished in lawn and paved patio area. Outside lighting, tap and power socket. 6 Ft timber fencing and pedestrian gate to driveway.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASER;

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





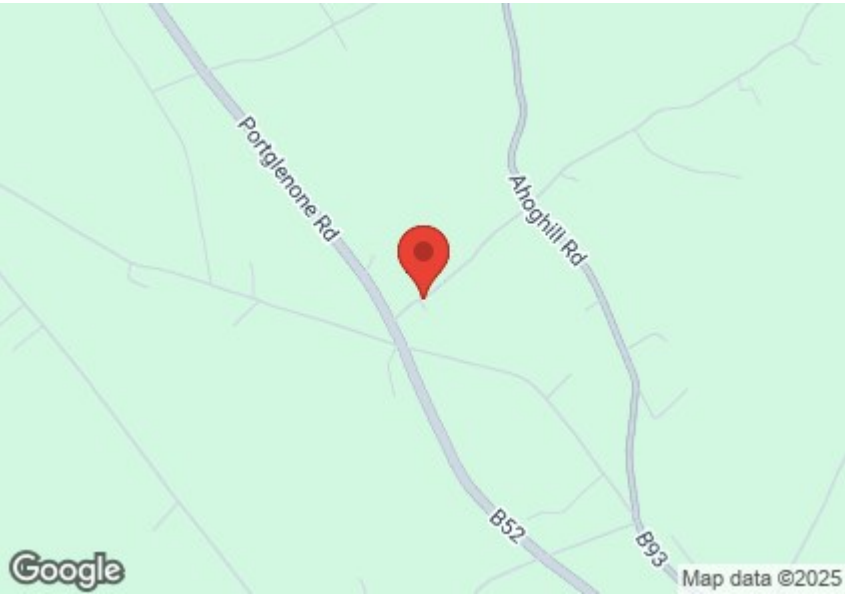


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>93</b>	<b>93</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		

Northern Ireland

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