

15 Portlee Road, Randalstown, Antrim, County Antrim, BT41 3LX



**PRICE Offers Over
£344,950**



This is an incredibly rare opportunity to purchase a beautifully presented four bedroom detached chalet style property occupying a large site with stunning views over open countryside to Lough Neagh. The property benefits from four well proportioned bedrooms to include one on the ground floor and two reception rooms to include a dining room that could be used as an additional fifth bedroom or study / home office for those currently working from home. The bedrooms are further complimented by a ground floor bathroom and recently fitted luxury first floor shower room. With access via a spacious entrance hall with solid wood floor and staircase to first floor, the cottage feel progresses into the living room with feature corner fireplace and bay window. The generous kitchen with informal dining area boasts an off white "Shaker" style kitchen with polished granite worksurfaces and integrated double oven, hob, fridge-freezer and dishwasher and is further enhanced by the French doors onto a paved patio area and neat lawns beyond ensuring this property always feels close to nature.

Outside, the property is approached via a shared laneway to a substantial parking area with access to a beautiful stone built garage with attached store all surrounded by mature hedges and trees. Only on full internal inspection can one begin to appreciate the quality of this superb family home occupying a mature, rural position yet within easy access of the extended M2 motorway to Belfast and the North West.

Early viewing strongly recommended.

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BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with solid wood floor / Staircase to first floor
- Living room with feature bay window and open fire with part polished cast iron surround / Solid wood floor
- Kitchen with informal dining area / PVC double glazed French doors to side garden and patio
- Full range of off-white "Shaker" style high and low level units / Polished granite work surfaces and upstands / Integrated double oven, hob, fridge-freezer and dishwasher
- Utility room with matching off-white "Shaker" style units
- Dining room / Home office with solid wood floor
- Ground floor bedroom with solid wood floor / Separate ground floor bathroom with modern white suite to include panel bath and off-set shower cubicle
- Three well proportioned first floor bedrooms / Separate recently fitted luxury first floor shower room
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits / Seamless aluminium guttering / Solar panels
- Large site with substantial stoned parking area and gardens in neat lawn / Detached stone built garage with attached store and wallsteads

ACCOMMODATION

Composite front door with double glazed inset half moon to:

ENTRANCE HALL

Solid wood floor with stencilled detailing to the edges. Wooden staircase to first floor with pine moulded hand rail and turned ballustrading. Open to under stair area. Single radiator. Cloaks cupboard with shelving. Double timber doors with frosted glass port lights to:

LIVING ROOM

15'7 x 10'9 (4.75m x 3.28m)

(into bay window). Feature corner open fire with back boiler for central heating and hot water. Part polished cast iron surround. Tiled hearth. Solid wood floor. Double radiator.

KITCHEN WITH INFORMAL DINING AREA

16'11 x 15'7 (5.16m x 4.75m)

Full range of off white "Shaker" style high and low level units with feature handles, soft closing hinges and contrasting polished granite work surfaces and upstands. Inlaid stainless steel sink unit and mixer taps with fluted drainer. Over window pelmet with low voltage down lights. Integrated four ring halogen hob with inset over head extractor fan. Mid level double oven. Integrated fridge, freezer, dish washer and pull-out bins. TV point. Fully tiled floors. Double radiator. PVC double glazed French doors to rear.

UTILITY ROOM

9'9 x 5'10 (2.97m x 1.78m)

Full range of matching off white "Shaker" style high and low level units with feature handles, soft closing hinges and contrasting work surfaces. Single drainer stainless steel sink unit and mixer taps. Fully tiled floor. Meter cupboard. Double radiator. PVC door to rear with double glazed port light.

DINING ROOM / HOME OFFICE

12'8 x 9'9 (3.86m x 2.97m)

Solid wood floor. Double radiator.

BEDROOM 1

10'9 x 9'8 (3.28m x 2.95m)

Solid wood floor. Double radiator.

BATHROOM

7'9 x 7'6 (2.36m x 2.29m)

Modern white suite comprising panelled bath with feature mixer taps and shower attachment. Low flush W/C and pedestal wash hand basin with feature mixer taps and bathroom cabinet with illuminated mirror. Fully tiled off-set shower cubicle with sliding cubicle doors and thermostatic shower unit. Polished chrome heated towel rail. Fully tiled floor. Half tiled walls with decorative border. Extractor fan.

FIRST FLOOR SPACIOUS LANDING

including recess with "Velux" double glazed roof light over. Single radiator. Storage cupboard with access to eaves storage beyond.

WALK-IN HOT PRESS

Copper cylinder and "Willis" type immersion heater. Shelving above. Access to eaves.

BEDROOM 1

12'8 x 10'9 (3.86m x 3.28m)

Solid wood floor. Views to Lough Neagh. TV point. Access to walk in wardrobe. Double radiator.

BEDROOM 2

12'8 x 10'7 (3.86m x 3.23m)

Solid wood floor. Gable side window. with views to Lough Neagh. Single radiator.

BEDROOM 3

12'8 x 9'8 (3.86m x 2.95m)

Solid wood floor. Walk-in wardrobe Views to Lough Neagh. Double radiator.

SHOWER ROOM

11'7" x 5'11" (3.541 x 1.804)

Recently fitted luxury shower room comprising a 1,400mm walk in power shower with black 'Drench' shower head, secondary attachment fully tiled splashback and glazed screen. His and hers wall mounted wash hand basins with black free standing taps, tiled splashback and wall light above. Low flush push button WC. Fully tiled floor and Tiled skirting. Extractor fan. Graphite towel radiator.

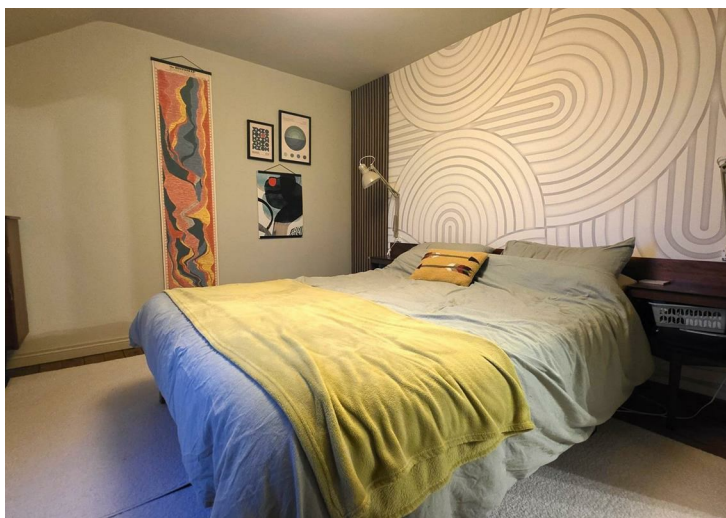
OUTSIDE

Right of way over concrete laneway. Stoned private drive to front, side and rear with substantial parking for up to 20 cars. Access to stone built garage with roller shutter door. Power and light. Oil-fired boiler. Closed off PVC oil tank. Attached open stone built peat store 17 x 9'1. Open wall leads to side. Vehicular right of way by farmer to adjoining field. Beautifully maintained garden to front and side in neat lawn and mature hedging. Well stocked borders. Paved pathway to front, side and rear. Outside tap and lights.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

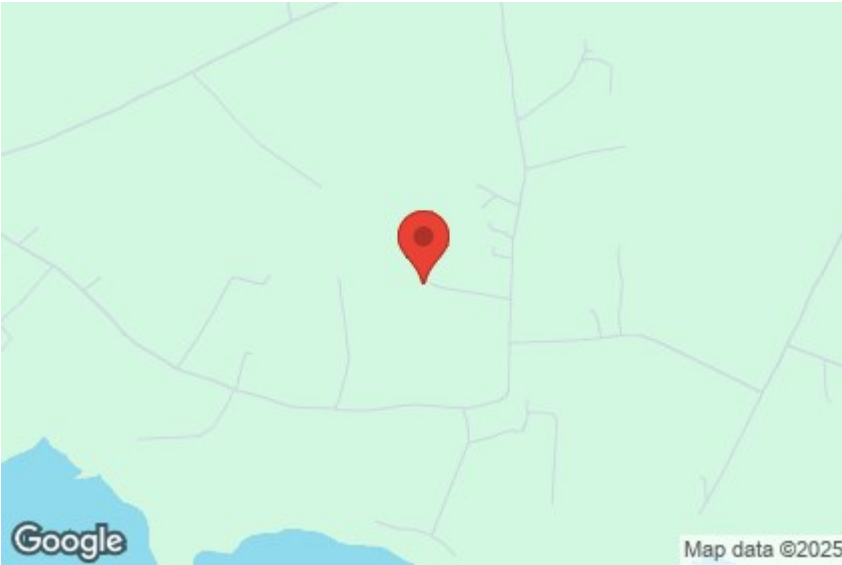
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(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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