

## 2 Clanaboy Lane, Antrim, BT41 4RP



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£394,950**

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**This is an incredibly rare opportunity to purchase what is undoubtedly one of the best presented properties in Antrim town, situated just off the Castle Road on the outskirts of the town and benefitting from outstanding views over surrounding countryside, Allen Park golf course and the beautiful, mature trees of Shanes Castle Estate. Situated within a private cul-de-sac of just four properties and approached via a tarmac laneway with electrically operated gates, the property occupies an enviable position with a low maintenance garden offering superb privacy. Extending to approximately 2,302 sq. ft. to include the garage, the property boasts 5 double bedrooms (master with ensuite), luxury family bathroom, 2 reception rooms and a substantial kitchen with informal dining area and separate utility with ground floor W/C. Finished to an exceptionally high standard throughout, the current owners attention to detail is not just obvious from the approach to the property, but is especially evident from the interior style and decor that makes this a superb family home, the detail of which can only be appreciated on full internal viewing.**

**Early viewing strongly recommended.**

## **FEATURES**

- Entrance hall with staircase to first floor and customised understairs storage
- Lounge 15'8" x 11'8" with large multifuel stove
- Family room 12'0" x 11'9" with wood laminate flooring
- Stunning fully fitted two tone 'Country' style kitchen with granite worktops
- Integrated dishwasher and Range cooker and 'American' style fridge freezer to be included
- Utility room with range of high and low level units / Ground floor W/C
- Three first floor bedrooms / Master with ensuite shower room
- Victorian style white bathroom suite to include free-standing roll top ball and claw bath and separate shower cubicle
- Two further second floor bedrooms and spacious landing area with additional storage
- Generous landscaped site with various patio areas / Detached garage / Views over the surrounding countryside

## ACCOMMODATION

Tarmac shared drive to side with space for two cars. Pedestrian gate to rear. Neat lawn and mixed stone pathway with flower bed borders to front door. Outside power sockets. Outside lights

## ENTRANCE HALL

Stair case to first floor with turned balustrading and moulded hand rail. Custom understairs storage. Single radiator.

## LOUNGE 15'8" x 11'8"

Dual aspect windows. Solid wood flooring. Large multi fuel stove with brick surround and slate hearth. One single radiator and one double radiator.

## FAMILY ROOM 12'0" x 11'9"

(at max) Wood laminate flooring. Double radiator.



## **KITCHEN INTO INFORMAL DINING ROOM 19'3" x 11'10"**

Fully fitted range of two tone Country style kitchen units with contrasting granite work tops and splash back stand. Single drainer "Belfast" style sink unit with "Victorian" style stainless steel mixer tap. Brushed stainless steel handles. Integrated dish washer. Range cooker with five ring gas hob, side hot plate, oven and grill and granite splash back (To be included). "American" style fridge freezer (To be included). Double display cabinet. Over counter lighting. Fully tiled floors. Double glazed French doors with side light to rear. Two double radiators.

## **UTILITY 11'9" x 7'10"**

Matching range of high and level kitchen units with contrasting work tops and tiled splash back to single drainer stainless steel sink unit with chrome mixer tap. Space for washing machine and tumble dryer. Fully tiled floor. Single radiator. Two panel double glazed door to rear.

## **GROUND FLOOR WC**

Modern white suite comprising "Victorian" style. Pedestal wash hand basin with "Victorian" style chrome mixer tap and tiled splash back. Low flush WC. Fully tiled floor. Single radiator.





## FIRST FLOOR LANDING

Shelved storage cupboard. Single radiator.

## FAMILY BATHROOM 13'5" x 7'9"

(at max) Luxury four piece bathroom suite comprising a free standing roll top ball and crawl bath with "Victorian style" chrome mixer tap, shower attachment and tiled surround. Wall mounted wash hand basin with chrome mixer tap, tiled splash back and storage below. Wall to wall shower unit with "Mira Sport" shower, fully tiled walls and glazed sliding door. Low flush push button WC. Fully tiled floor. Extractor fan. Double towel radiator.

## BEDROOM 1 11'10" x 11'9"

Double radiator.



## **BEDROOM 2 11'9" x 11'9"**

Wood laminating flooring. Double radiator. Views over surrounding the countryside.

## **MASTER BEDROOM 15'10" x 11'9"**

Views over surrounding country side. Integrated storage. Two double radiators.

## **ENSUITE**

Modern three piece suite comprising enclosed corner shower unit with hexagonal tiled walls and glazed sliding door. Wall mounted wash hand basin with chrome mixer tap and tiled splash back. Low flush push button WC. Fully tiled floor. Extractor fan. Chrome towel radiator.

## **SECOND FLOOR LANDING**

Velux window. Large shelved storage cupboard.

## **BEDROOM 4 18'9" x 11'11"**

(at max) Dormer window with views over the surrounding Countryside. Velux window. Double radiator.



## **BEDROOM 5 18'9" x 11'9"**

Dormer window with views over the surrounding Countryside. Velux window with large integrated storage cupboards below. Double radiator.

## **GARAGE**

Roller shutter door. Door to side. Full electrics and lighting. Further private parking for up to two cars.



## **OUTSIDE REAR**

Fully enclosed rear garden with neat lawn and mixed stone patio. Well stocked flower bordering. 6 Ft timber fencing. Outside power sockets. Outside tap and light.

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

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	69
(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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