

## 12 Belmont Hall Road, Antrim, BT41 1DL



**PRICE Offers  
Over £239,950**



We are delighted to offer for sale 12 Belmont Hall Road.

This beautifully presented three-bedroom detached home, constructed in 2022, offers superb, modern accommodation finished to a high standard throughout.

The ground floor comprises a spacious and welcoming living room alongside a superbly appointed kitchen with informal dining area, flowing seamlessly into a bright garden room—an ideal space for entertaining or family living. A separate utility room and ground floor WC complete the accommodation on this level.

To the first floor, the principal bedroom suite is a true highlight, featuring a walk-through dressing area leading to a stylish ensuite shower room. Two further well-proportioned bedrooms are served by a luxurious four-piece family bathroom, complete with quadrant shower and double-ended panel bath.

Externally, the property enjoys an open aspect to the front and a spacious, fully enclosed rear garden with neat lawns and a paved patio area, perfect for outdoor enjoyment.

Conveniently located within this much sought-after development, the property is close to Antrim Town Centre, train and bus stations, while also benefiting from a peripheral setting close to local countryside and beautiful nature walks.

Ideal for first-time buyers and young families alike, early viewing is strongly recommended.

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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor WC
- Spacious living room 14'4" x 11'10" / Dual aspect windows
- Fully fitted two tone 'Shaker' style kitchen with island and informal dining
- Full range of integrated appliances to include a mid level oven / hob / microwave / Fridge freezer and dishwasher
- kitchen opens to generous garden room 10'3" x 10'1" / Seperate utility room with matching kitchen units and space for washing machine
- Three generous bedrooms to the first floor to include an exceptional principal bedroom 10'8" x 13'4" with walk through dressing into ensuite shower room
- Four piece family bathroom with modern white suite to include double ended bath and separate quadrant shower cubicle
- Generous rear garden with neat lawns and paved patio
- Security alarm / High energy efficiency / PVC double glazed windows / Zoned Gas-fired central heating / PVC fascia and soffits
- Superb opportunity for first time buyers and young families alike

## ACCOMMODATION

### OUTSIDE FRONT

Neat lawn and brick Pavia pathway to front door. Mature shrubbery boarder. Tarmac drive to side with space for up to 3 cars. Outside lighting.

### ENTRANCE HALL

Composite door to large and welcoming entrance hall with fully tiled flooring. Staircase to first floor featuring striking ash newel posts and handrails, paired with sleek white painted square balustrades. Understairs storage. Low voltage down lighting. Single radiator.

### LIVING ROOM

**14'4" x 11'10" (4.385 x 3.616)**

Wood laminate flooring. Dual aspect windows. Low voltage downlighting. Two double radiators

### GROUND FLOOR WC

Modern white suite comprising a pedestal and wash and basin with 'monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Fully tiled flooring. Extractor fan. Single radiator.

### KITCHEN WITH INFORMAL DINING

**16'0" x 11'6" (at max) (4.898 x 3.519 (at max))**

Full range of two tone shaker style high and low level kitchen units with complimentary work surfaces and upstands. Brushed stainless steel handles. Overcounter lighting. Kitchen island providing additional storage and breakfast bar style seating. Single drainer granite 'Blanco Sona 5 S White Silgranit' sink unit with brushed stainless steel tap. Integrated appliances to include a four ring halogen hob, with glass splashback and stainless steel pyramid style overhead extractor fan. Mid level combination oven grill with integrated microwave above. Integrated fridge freezer and dishwasher. Integrated bins storage. Fully tiled flooring. Low voltage down lighting. Double radiator. Open to;



## GARDEN ROOM

10'3" x 10'1" (3.143 x 3.091)

Fully tiled to flooring. Low voltage down lighting. PVC double glazed sliding patio door to rear. Double radiator.

## UTILITY ROOM

Range of matching kitchen units and work surfaces. Single drainer stainless steel sink unit with chrome mixer tap. Space for a washing machine. Low voltage down lighting. Integrated gas combi boiler. Single radiator. PVC double glazed door to the rear.

## FIRST FLOOR LANDING

Access to partially floored loft with drop down ladder.

## PRICIPAL BEDROOM SUITE

10'8" x 13'4" (3.272 x 4.076)

Dual aspect windows. Single radiator. Open to;

## DRESSING ROOM

Integrated storage comprising shelving, clothing rails and drawers. Low voltage down light. Door to;

## ENSUITE SHOWER ROOM

Modern white suite comprising an enclosed quadrant shower unit with PVC panelling and 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.

## BEDROOM 2

9'9" x 8'10" (at max) (2.993 x 2.703 (at max))

Integrated bedrooms storage providing clothing rails and shelving. Additional integrated storage over stairs bulkhead. Single radiator.

## BEDROOM 3

10'0" x 8'2" (at max) (3.068 x 2.500 (at max))

Double radiator.

## FAMILY BATHROOM

10'0" x 6'1" (3.060 x 1.869)

Modern white four piece suite comprising a double ended panel bath with feature chrome mixer tap, pencil shower attachment and tiled splashback. Quadrant, enclosed shower with PVC wall panelling and partially glazed doors. Pedestal wash hand basin with 'monobloc' chrome mixer tap and floor to ceiling tiled splashback. Low flush push button WC. Fully tiled floor. Integrated hot press with pressurised cylinder. Extractor fan. Chrome towel radiator.

## OUTSIDE REAR

Fully enclosed, rear garden, with six foot timber fencing to three sides and 6ft brick built wall to fourth. Timber pedestrian gate to front. Paved patio area. Neat lawn. Raised flower bed border. Outside tap. Outside lighting.

## 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.

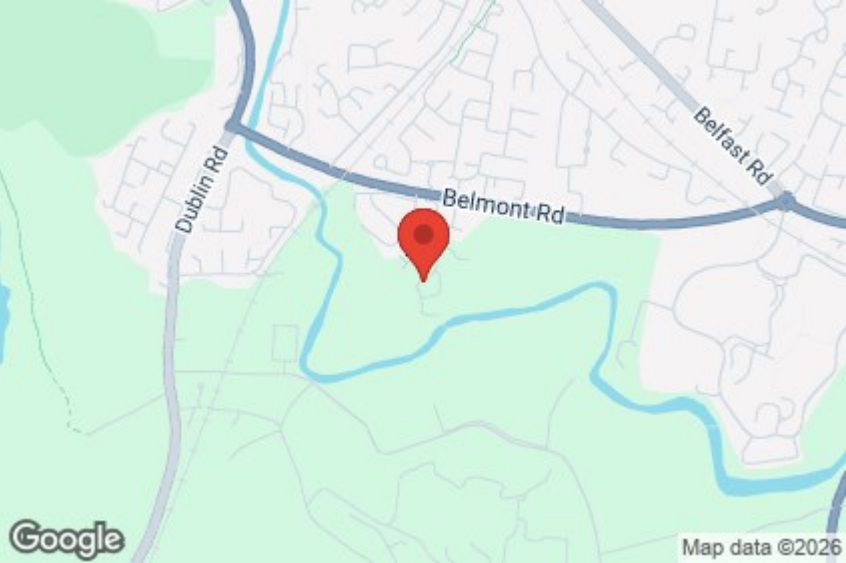






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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