

5 Craigstown Meadow, Ballymena, BT42 3PU



**PRICE Offers Over
£384,950**

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We are delighted to offer for sale this beautifully presented and deceptively spacious four bedroom detached chalet style bungalow with large garage (incorporating a W/C) occupying a generous rural site just off the Doagh Road within close proximity of the Ross Park Hotel and easy access to Kells, Ballymena, Antrim and Ballyclare. Architecturally designed with considerable input from the current owners and constructed within the last seven years, the property has been finished to an exceptionally high standard both inside and out with particular attention given to ensuring the seamless combination of a traditional cottage style exterior with very modern, open plan living internally. With the benefit of two bedrooms to the first floor, both with dressing rooms and ensuite shower rooms together with the flexibility of two further bedrooms to the ground floor adjoining the family bathroom, with the principle having ensuite style access, this stunning property is ideally suited to a wide range of discerning purchasers including families and downsizers.

Perfect for entertaining and benefiting from excellent sun orientation the enclosed rear garden is accessed via the sliding patio doors from the kitchen providing access to the low maintenance garden with artificial grass and paved patio together with covered BBQ area and timber garden room. For those with a car collection or need somewhere to park a motorhome, caravan or trailer, the extensive stoned parking area should be more than sufficient for most peoples requirements.

Only on full internal inspection can one begin to appreciate the quality and potential of this superb family home. Early viewing strongly recommended.

FEATURES

- Stone clad entrance porch with double doors and "Victorian" style patterned floor / Feature part glazed door and matching sidelight to;
- Open plan living and dining area 29'1 x 20'1 with staircase to first floor and feature "Z" stone clad wall / Free-standing barrel style glass fronted stove / Steps up to;
- Open plan Kitchen with full range of light grey high gloss low level units / Integrated oven, hob and fridge / Centre island with raised breakfast bar / PVC double glazed sliding patio doors to rear
- Utility room with matching low level units and integrated walk-in larder store
- Two generous ground floor bedrooms / One with access to;
- Family bathroom with luxury white suite comprising free-standing double ended bath, high flush "Victorian" style W/C and large format low threshold slate shower tray
- Two further bedrooms to first floor with dressing rooms and ensuite shower rooms / Two generous storage rooms to landing
- Right of way over shared laneway to private stone driveway with parking for ten plus cars / Detached Garage 19'11 x 19'6 to include W/C / Parking to rear for motorhome
- PVC double glazed windows with Sliding sash to front / Angled window reveals to maximise light / "Beam" heat recovery system / Oil-fired central heating / Fully Cat 5 cabled
- Generous rural site with superb views over open countryside to front and rear / Gardens to front and side in neat lawn / Well stocked mature borders / Enclosed garden area to rear in artificial lawn, paved patio, covered BBQ area and timber garden room

ACCOMMODATION

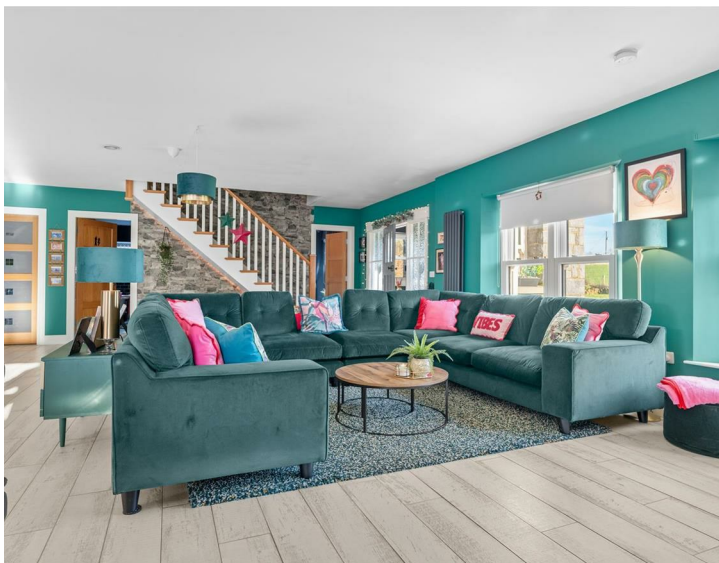
Hardwood double doors with double glazed portlights to;

ENTRANCE PORCH 9'5 x 4'6 (2.87m x 1.37m)

Victorian style patterned tiled floor. Dual aspect sliding sash windows. Low voltage down lights. Double radiator. Feature part glazed old style door with matching part glazed side panels to:

OPEN PLAN LIVING / DINING ROOM 29'1 x 20'7 (8.86m x 6.27m)

Feature staircase to first floor with oak moulded handrail, fluted painted ballustrading, oak treads and bullnosed bottom step. Feature "Z" stone wall. "Old school" style cast iron radiator. Free standing "barrel" style glass fronted stove on glass plinth. Exposed flue and feature "Z" stone wall behind. Lime washed oak effect tiled floor. PVC double glazed sliding sash windows to front. Dual aspect windows. Upright designer radiator. Step with feature lighting up to:



KITCHEN AREA 14'8 x 9'3 (4.47m x 2.82m)

Full range of light grey high gloss low level units with contrasting oak effect work surfaces and matching splashbacks. Inset "Belfast" style sink with polished chrome mixer taps. Integrated four ring halogen hob in centre island with feature ceiling mounted charcoal circulator fan. Raised three seater Breakfast bar. Mid level combination oven and grill with microwave recess above. Integrated fridge. Patterned part tiled walls with display shelves and cup hangers below. Complimentary fully tiled floor. Picture window. Double glazed sliding patio doors to rear.



UTILITY 14'0 x 8'9 (4.27m x 2.67m)

(to include walk-in larder). Matching light grey high gloss low level unit with contrasting oak effect butchers block work surfaces and matching upstands. Single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine and dish washer. Space for fridge. Shelved low level recess. "Metro style" half tiled walls. White washed oak effect tiled floor. Low voltage downlights. Double radiator. PVC double glazed stable style door to rear. Mostly opaque glazed oak door to;

WALK-IN LARDER 6'6 x 3'10 (1.98m x 1.17m)

White washed oak effect tiled floor.



BEDROOM 1 16'8 x 9'10 (5.08m x 3.00m)

PVC double glazed sliding sash windows to front. Double radiator. Door to;



FAMILY BATHROOM 16'8 x 6'9 (5.08m x 2.06m)

Luxury white suite comprising free standing double ended bath on "Wenga" wood feet with off-set polished chrome antique style mixer taps and telephone hand shower. High flush Victorian style W/C with polished chrome pipework and matching wall mounted wash hand basin with polished chrome exposed gully trap and support legs. 1200mm low threshold slate effect shower base with mixed black & white "metro style" tiled walls, glazed shower screen and thermostatic shower comprising fixed head drench shower and hand held shower head. Mostly black "metro" style half tiled walls with white contemporary border. Complimentary patterned black and white fully tiled floor. Low voltage downlights. Double radiator. Polished chrome heated towel radiator. Door to main living room.



BEDROOM 2 16'8 x 12'5 (5.08m x 3.78m)

Feature wall surround with centre wall mounted TV point. Low voltage downlights. Mostly opaque glazed door to living. Tiled floor. Double radiator.



FIRST FLOOR LANDING

Patterned fully tiled floor. Double radiator. Mostly opaque glazed oak door to:

STORAGE CUPBOARD 8'5 x 5'4 (2.57m x 1.63m)

COMMUNICATION ROOM / HOTPRESS 6'6 x 6'0 (1.98m x 1.83m)

Pressurized water tank. "Beam" heat recovery unit. Wall mounted glass fronted comms cabinet. Access to eaves.

BEDROOM 3 16'9 x 9'11 (5.11m x 3.02m)

Gable side window. Double radiator. Mostly opaque glazed oak effect door to;

DRESSING ROOM 13'8 x 5'10 (4.17m x 1.78m)

to include full wall of built-in wardrobes with part mirrored sliding doors. Wood laminate floor. Double radiator.

ENSUITE 8'5 x 5'10 (2.57m x 1.78m)

Modern white suite comprising push button low flush W/C and moulded wash hand basin with "monobloc" mixer taps and low level drawer storage. Heated digital mirror above. 1800mm low threshold shower tray with PVC panelled walls, glazed screen and polished chrome thermostatic shower unit with fixed drench head and hand held shower. Mostly white "metro style" tiled walls. Polished chrome heated towel radiator. "Keylite" double glazed roof lights. Low voltage downlights.



BEDROOM 4 16'4 x 9'11 (4.98m x 3.02m)

Gable end window. Double radiator. Opaque glazed oak door to:

DRESSING ROOM 9'6 x 5'11 (2.90m x 1.80m)

Wood laminate floor. Gable end window. Industrial style clothes hanging rails.

ENSUITE

Modern white suite comprising push button low flush WC and pedestal wash hand basin with mixer taps and tiled splash back. PVC panelled walls. Corner quadrant sliding cubicle door. "Mira Vie" electric shower. Wood laminate floor. "Keylite" double glazed roof light. Polished chrome heated towel radiator.



OUTSIDE

Right of way over shared stone laneway. Feature low level field stone wall to front boundary. Stone drive to side with access to detached garage. Parking for up to 10 cars. Reconstituted granite edging to low maintenance well stocked side border and front lawn. Seamless aluminium guttering and PVC downspouts. Decorative pebbles to front, stone clad entrance porch with inset "Post office" post box. Raised and paved steps. Low level stone edged flower displays. Tegula brick threshold to:

DETACHED GARAGE 19"11 x 19"6 (5.79m3.35m x 5.79m1.83m)

(to include W/C). Electric operated roller shutter door. Power and light. Work bench. Oil-fired boiler. PVC double glazed service door to side.

INTEGRATED W/C

Push button low flush W/C and pedestal wash hand basin with polished chrome mixer taps. Tiled splash backs.



REAR GARDEN

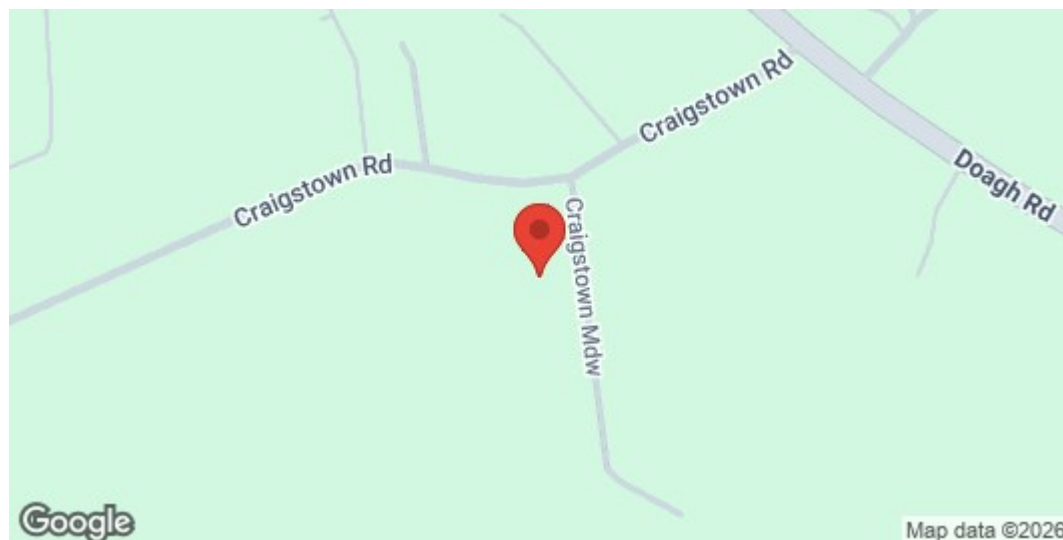
PVC oil tank. Substantial parking to rear of garage suitable for a motorhome/caravan. Tegula brick path to low level timber fencing and pedestrian gate to:

Fully enclosed rear garden in artificial lawns, low maintenance decorative pebbled border and substantial paved patio area. Outside tap and light.

Corrugated tin roofed BBQ area 14'5 x 10'5 with two walls three quarter timber panelled. Decorative pebbled floor. Timber shed 15'6 x 7'6 with power and light. Glazed French doors and window to front. Part tiled walls. Septic tank with soakaway and easement across rear field to stream.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

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	86	86
(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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