

## 25 Belfast Road, Antrim, BT41 1NY



**PRICE Offers Over  
£524,950**

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This is an incredibly rare opportunity to purchase a superb detached family home extending to almost 2,700Sq.Ft. and accessed via a statement entrance door to the stunning double height entrance hall with feature "Monk's" bench seating and coat storage and contemporary staircase providing access to the large first floor gallery landing that doubles as a home study overlooking the dramatic entrance hall below. Offering five well proportioned bedrooms with three ensuites to include dressing rooms to the principle and bedroom two together with "Jack & Jill" ensuite to bedroom 2 and a guest bedroom and ensuite on the ground floor making this an incredibly functional family home with a high degree of flexibility to suit even the most discerning purchaser. The two exquisite reception rooms have been finished to an exceptionally high standard with built-in media walls and cabinetry are complimented by the generous, luxury bespoke kitchen open to a more formal dining room complete with PVC picture window and double glazed French doors to the rear. With the additional laundry room, separate utility room and ground floor W/C all together with spacious integral garage making this a very functional and practical family home occupying one of the most sought after residential locations in Antrim town close to all local amenities and transport facilities.

This property is likely to appeal to a wide range of potential purchasers to include those with a growing family who want the benefit of beautifully finished bedrooms and reception accommodation in a contemporary style home occupying one of the most sought after addresses in the surrounding area.

Only on full internal and external inspection can one begin to appreciate the quality and attention to detail offered by this superb family home.

Early viewing strongly recommended.

## FEATURES

- Spacious double height Entrance hall with staircase to first floor / Feature "Monk's" bench seating and coat hanging space / Understair storage
- Lounge 18'10 x 11'0 with open fire and cast iron fire surround / Picture window to front / Feature panelled ceiling and media wall with inset TV point and open shelving
- Living room 12'11 x 10'11 with cast iron open fire and picture window / Built-in storage to either side
- Kitchen with full range of "Shaker" style high and low level units with 21mm ash doors finished in off white / Quartz worktops, upstands and centre island / Boiling water tap with filtered water feature / Integrated fridge, freezer and dishwasher
- Open to Dining Area 16'1 x 7'4 with picture window and PVC double glazed French doors to rear
- Fully fitted laundry room with bench, pull-out ironing board and laundry baskets / Open to utility room with low level units / "Pocket" door to W/C
- Spacious first floor gallery landing / Study area with feature ceiling overlooking front hall and staircase
- Five double bedrooms / One to the ground floor with ensuite showeroom / Principle to first floor with dedicated ensuite and dressing room / Two further bedrooms sharing an ensuite and ensuite shower room
- Modern white "Victorian" style bathroom suite to include roll top free-standing ball & claw bath / Large format shower cubicle / Access to walk-in eaves storage and large linen cupboard
- Double glazed windows / Gas-fired central heating / Security alarm / Generous site with excellent sun orientation / Easy access to Antrim town centre and all local facilities



## ACCOMMODATION

Composite entrance door with triple glazed inset PVC double glazed side and over lights to:

### SPACIOUS ENTRANCE HALL

Double height PVC windows. "Monk's" bench with storage below and basket storage above. Coat hanging hooks with storage cupboard to either side. Access to spacious under stair storage. Two double radiators. Staircase to first floor with feature wrought iron railing and moulded handrail. Paneled effect walls.



### LOUNGE 18'10 x 11'2 (5.74m x 3.40m)

Open fire with feature part polished cast iron surround and slate hearth. Paneled walls and media wall with TV recess and open shelving with inset lighting. Storage cupboard below. Dual aspect floor to ceiling windows. Twin wall light points. Directional spot lights to each corner of the feature ceiling. Double radiator.





## LIVING ROOM 12'11 x 11'0 (3.94m x 3.35m)

Open fire with ornate cast iron surround and polished granite hearth. Built-in storage to either side with open shelved displays and low level storage cupboard. Floor to ceiling window. Low voltage downlights.



## BEDROOM 5 11'11 x 8'10 (3.63m x 2.69m)

"Bubble" effect feature wall panelling to bed head. Engineered wooden floor. Double radiator.

## ENSUITE 8'3 x 5'7 (2.51m x 1.70m)

Modern white suite comprising PVC panelled corner quadrant shower cubicle with thermostatic shower unit comprising fixed head drench and hand held shower. Sliding cubicle doors, push button low flush W/C and modern wash hand basin in vanity with "spout" mixer taps and storage below. "Fluted" half wall panelling. Low voltage downlights. Extractor fan. Wood effect "Pergo" floor. White heated towel radiator.



## KITCHEN 15'10 x 14'8 (4.83m x 4.47m)

Full range of antique five piece "Shaker" style "Lawreson" hand painted high and low level units with double step profile and feature brass effect handles. Complimentary quartz work surfaces and matching upstands and splashback. Space and plumbed for gas range style cooker with over head extractor. Large soft closing base drawers with inset cutlery drawer. Full height integrated fridge and freezer. Double larder with inset "coffee dock" and matching larder unit with open shelving and low level drawer storage. Matching quartz center island with 5 seater breakfast bar and inset twin "Belfast" style sink unit. Boiling water tap with filtered water facility. Built in "Kenwood" dishwasher and separator bin. Part tiled walls. Double radiator. Walnut engineered wood floor through to:





**DINING AREA 16'1 x 7'4 (4.90m x 2.24m)**

Large picture window. PVC double glazed French doors to rear patio. Low voltage down lights. Double radiator.





### **LAUNDRY ROOM 9'11 x 6'8 (3.02m x 2.03m)**

Full laundry bench with pull-out ironing board and laundry basket. Solid oak work surfaces. Enclosed unit with isolator switches. Open through to:

### **UTILITY 9'7 x 6'4 (2.92m x 1.93m)**

"Porcelain" coloured "Shaker" style doors to low level units with oak contrasting butcher's block effect work surfaces, matching oak upstand and shelving. One and a half bowl single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine and space for dryer. Pergo flooring. Double radiator. PVC door to rear with full height off set port lights. Sliding pocket door to:

### **GROUND FLOOR W/C**

Modern white suite comprising push button low flush W/C and pedestal wash hand basin. "Pergo" flooring. Low voltage downlights. Double radiator.

### **INTEGRAL GARAGE 14'11 x 10'1 (4.55m x 3.07m)**

Storage shelving. Power and light. "Ideal" gas fired boiler.

### **FIRST FLOOR LANDING 15'0 x 6'6 (4.57m x 1.98m)**

Gallery landing with study area. Double radiator. Panelled effect ceiling.

### **INNER HALL**

Panelled effect walls. Access to loft.

### **DRESSING ROOM 10'2 x 9'8 (3.10m x 2.95m)**

Two walls of built-in wardrobes with overhead storage and low level drawers. Recessed shoe shelving. Low voltage downlights. Open to:

### **BEDROOM 1 10'8 x 10'0 (3.25m x 3.05m)**

High level TV point. Double radiator.



### **ENSUITE 10'0 x 5'5 (3.05m x 1.65m)**

Modern white suite comprising large format PVC clad shower cubicle with thermostatic shower unit and sliding doors. Push button low flush W/C and moulded wash hand basin in large vanity unit with mixer taps and storage below. "Pergo" floor. Low voltage downlights. Extractor fan. Towel shelving. Polished chrome heated towel radiator.



**DRESSING AREA 9'0 x 5'8 (2.74m x 1.73m)**

Full wall of built-in hanging space and high and low level storage. Open to:

**BEDROOM 2 10'0 x 9'8 (3.05m x 2.95m)**

Low voltage downlights. Double radiator.

**JACK & JILL ENSUITE 13'3 x 5'11 (4.04m x 1.80m)**

Modern white suite comprising PVC clad double shower cubicle with thermostatic unit comprising drench head and hand held shower. Push button low flush W/C and moulded wash hand basin in vanity unit with mixer taps and low level storage. Recessed shelving. "Pergo" flooring. Low voltage downlights. Polished chrome heated towel radiator. Door to:

**BEDROOM 3 13'11 x 9'10 (4.24m x 3.00m)**

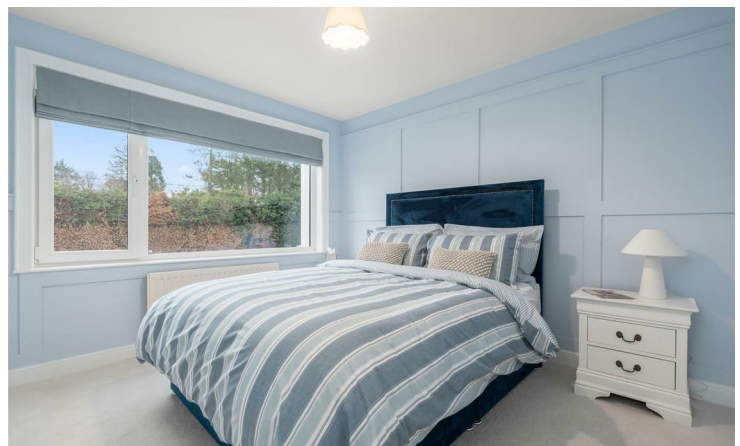
Part panelled walls. Double radiator. Door to Jack & Jill ensuite.

**BEDROOM 4 11'8 x 10'7 (3.56m x 3.23m)**

Half wood panel effect walls. Double radiator.

**BATHROOM 11'11 x 8'4 (3.63m x 2.54m)**

White Victorian style suite comprising roll top free-standing bath and claw foot bath with off set taps. Large format enclosed PVC mermaid board shower cubicle with thermostatic shower unit and sliding door. Low flush W/C. Moulded wash hand basin in vanity with taps and storage below. Fluted wall panelling. "Pergo" flooring. Extractor fan. Access to:







### WALK-IN EAVES STORAGE 11'9 x 8'8 (3.58m x 2.64m)

Built in shelving. Access to:

### WALK-IN LINEN CUPBOARD 6'10 x 3'1 (2.08m x 0.94m)

with shelving on 3 sides.

### OUTSIDE

Double entrance pillars with tarmac drive to front and side providing parking for up to 5 cars. Access to integral garage. Garden to front in neat lawn with low level walling to roadside. Raised and paved patio to rear. Feature vertical strip lighting to partially timber clad front walls.

### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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>		
(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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