



## 42 Oldstone Hill, Muckamore, Antrim, BT41 4SB

Offers Over £349,950

- Detached bungalow in semi rural location
- Spacious lounge
- Open plan casual dining area
- Double glazing in uPVC frames (installed January 2022)
- Attached garage (presently subdivided to provide utility room)
- 3 Bedrooms (2 with built in robes)
- Modern shaker style fitted kitchen
- Deluxe bathroom suite with separate shower area
- Oil fired central heating
- Garden to rear boarding open fields

# 42 Oldstone Hill, Antrim BT41 4SB

This charming detached bungalow is set in a desirable semi-rural location, enjoying a delightful outlook over open fields to the rear. Inside, the home offers three comfortable bedrooms, two complete with built-in robes for convenient storage. A generous lounge creates a welcoming space to unwind, while the contemporary shaker-style kitchen is thoughtfully designed and opens into a bright, open-plan casual dining area—perfect for family life and entertaining guests. The stylish bathroom features a deluxe suite with a separate shower enclosure. Further advantages include double glazing in uPVC frames and oil-fired central heating, ensuring warmth and efficiency. The attached garage has been partially subdivided to provide a useful utility area, and the enclosed rear garden offers both privacy and a beautiful rural backdrop.



Council Tax Band:



## GROUND FLOOR

### ENTRANCE HALL

Composite front door, ceramic tiled flooring, wall panelling, hot press insulated copper cylinder

### LOUNGE

17'1" x 15'8"

Laminate wood flooring, hole in wall style fireplace, floating sleeper

### KITCHEN OPEN PLAN TO DINING AREA

25'3" x 11'0"

Range of high and low level units shaker style units, solid wood worksurfaces, Belfast sink with mixer taps, integrated dishwasher, space for Range cooker, downlighters, extractor fan, wall tiling, ceramic tiled flooring.

Open plan casual dining area, Welsh style dresser, open outlook over surround fields

### BEDROOM (1)

15'7" x 11'4"

Including built in robes

### BEDROOM (2)

13'8" x 11'1"

Including built in robes, view over surrounding country side

### BEDROOM (3)

12'2" x 10'1"

### BATHROOM

Modern white suite comprising freestanding bath, separate glazed walk in shower area with feature rainfall shower and separate handheld shower, low flush W/C, vanity unit sink, wall panelling, wall tiling, downlighters, feature radiator

### OPEN TREAD STAIRCASE TO:

## FIRST FOOR

### PLAY ROOM / HOME OFFICE

19'6" x 16'0"

(Regularisation Building Control certificate issued 2021)

Velux windows with views over surrounding countryside, separate eaves storage, heat, light and power

### OUTSIDE

Garden to front, in lawn, driveway in stones, plants and shrubs,

Rear garden in lawn boarding open fields, paved

area, outside light and tap

Please note the property is serviced by a septic tank

### ATTACHED GARAGE

17'10" x 9'8"

Up and over door, light and power

### UTILITY ROOM

9'9" x 9'1"

Single drainer stainless steel sink unit with mixer taps, pedestal wash hand basin, W/C, built in units, light and power, oil fired boiler

### Additional Information / Disclaimer

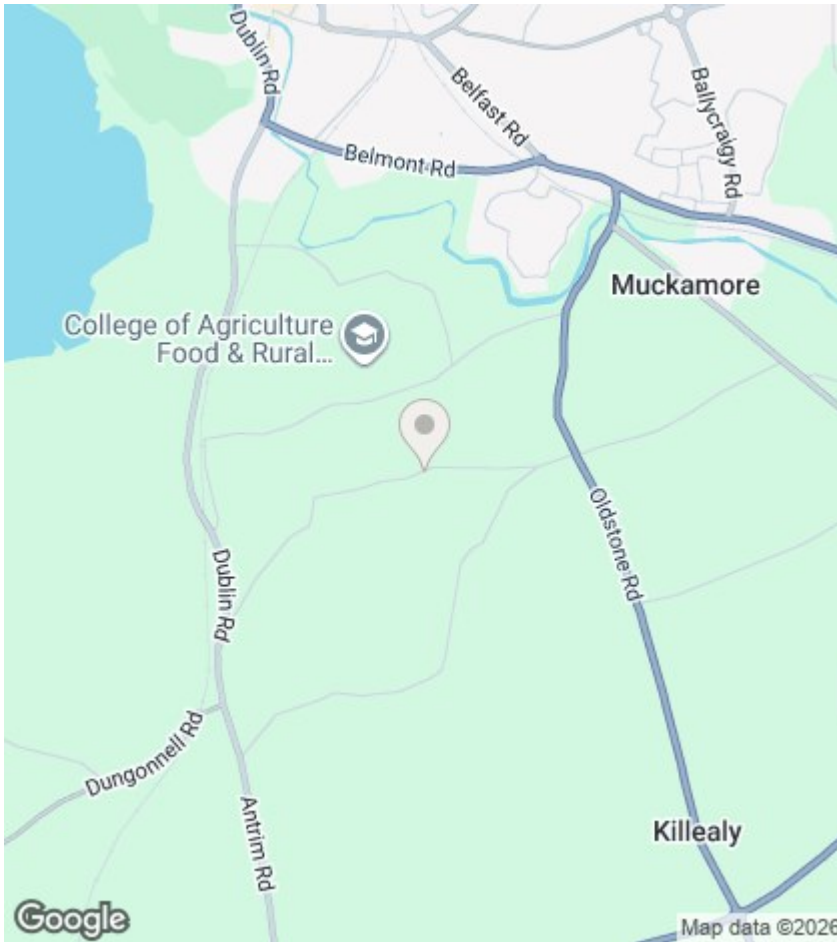
Tenure - Leasehold.

Broadband & mobile checker for Northern Ireland  
<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker>

Flooding maps for Northern Ireland  
<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary.

We are happy to provide clarification on any specific points upon request. All measurements are given as approximate.

Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

## Ground Floor

