

## 21 Roseville Avenue, Randalstown, Antrim, BT41 2LZ



**PRICE Offers Over  
£229,950**

This is an excellent opportunity for those looking to purchase a deceptively spacious four bed detached chalet style property in this incredibly sought after residential development on the outskirts of Randalstown. Occupying a generous mature site in an end of cul-d-sac position, this well appointed four bedroom home offers the flexibility of a ground floor bedroom with three further double bedrooms to the first floor. The spacious lounge boasts an open fire with feature surround together with solid wood floor and 15 pane bevelled glass double doors through to the generous kitchen with informal dining area and sunroom beyond. With a range of integrated appliances to include dishwasher, four ring halogen hob and "Neff" oven and separate grill together with a generous utility room and ground floor W/C, this property is likely to appeal to a wide range of potential purchasers. The three well appointed bedrooms are further complimented by a spacious bathroom with four piece suite to include panel bath and separate shower cubicle making this the ideal property for most family needs.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with staircase to first floor / Open to downstairs
- Lounge 14'8 x 11'7 with open fire and feature wooden surround / Solid wood floor / Bevelled glass French doors to;
- Kitchen with informal dining 22'2 x 10'9 with full range of high and low level units / Integrated oven, grill, hob and dishwasher / Open archway to;
- Sunroom 10'9 x 9'4 with mahogany effect PVC double glazed windows / Hardwood single glazed door to rear
- Utility room 7'6 x 7'2 with range of maple effect high level units / Plumbed for washing machine and space for dryer / Ground floor W/C
- Living room / Bedroom 4 13'2 x 11 with solid wood floor
- Spacious first floor landing / Double glazed "Velux" roof light / Three further well proportioned first floor bedrooms
- Spacious bathroom with white suite to include panel bath and separate shower unit
- Mahogany effect PVC double glazed windows / Pine internal doors / Security alarm / PVC fascia and soffits / Seamless aluminium gutters
- Gardens to front and rear in neat lawn / Tarmac drive to front and side with off-street parking for up to four cars / Detached garage 19'7 x 11'5 with electric roller shutter door

## ACCOMMODATION

Hard wood 9 pane entrance door with double glazed side lights to:

### ENTRANCE HALL

Open to under stairs. Staircase to first floor with painted moulded handrail and turned balustrade. Double radiator.

### LOUNGE

**14'8 x 11'7 (4.47m x 3.53m)**

Open fire with ornate wooden surround. Part polished cast iron inset and slate tiled hearth. Solid wood floor. Double radiator. 15 pane bevelled glass French doors to:

### KITCHEN INTO INFORMAL DINING

**22'2 x 10'9 (6.76m x 3.28m)**

Full range of mid grey wrapped high and low level units with complimentary work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring halogen hob, mid level "Neff" oven and separate grill. Integrated dish washer. Space for fridge freezer. Part tiled walls to work surfaces. Two double radiators. Open arch way to:

### SUNROOM

**10'9 x 9'4 (3.28m x 2.84m)**

Mahogany effect PVC double glazed windows. Hard wood single glazed door to rear. Double radiator.

### UTILITY

**7'6 x 7'2 (2.29m x 2.18m)**

Full range of Maple effect high level units with complimentary work surfaces. Part tiled walls to work surfaces. Plumbed for washing machine and space for condenser dryer. Hardwood double glazed door to rear. Double radiator.

## **GROUND FLOOR W/C**

**5'3 x 4'10 (1.60m x 1.47m)**

White suite comprising low flush W/C and pedestal wash hand basin. Tiled splash back. Gable side window. Single radiator. Door to storage cupboard with shelving.

## **BEDROOM 4 / LIVING ROOM**

**13'2 x 11' (4.01m x 3.35m)**

plus wardrobe recess. TV point. Solid wood floor. Double radiator.

## **FIRST FLOOR SPACIOUS LANDING**

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

Double glazed "Velux" roof light. Hot press with insulated copper cylinder and "Willis" immersion heater. Shelving above.

## **BEDROOM 1**

**13'10 x 11'6 (4.22m x 3.51m)**

(into dormer) TV point. Double radiator.

## **BEDROOM 2**

**12'2 x 11'1 (3.71m x 3.38m)**

(into dormer) TV point. Access to loft. Double radiator.

## **BEDROOM 3**

**11'7 x 8'0 (3.53m x 2.44m)**

"Velux" double glazed roof light. TV point. Access to eaves storage. Double radiator.

## **BATHROOM**

**8'7 x 7'6 (2.62m x 2.29m)**

White suite comprising panelled bath with chrome antique style telephone hand shower, low flush W/C and fully tiled corner quadrant shower cubicle with "Mira Sport" electric shower and sliding cubicle doors. Pedestal wash hand basin with tiled splash back. Gable side window. Shaver point. Extractor fan. Double radiator.

## **OUTSIDE**

Garden to front in neat lawn and mature borders. Decorative tree. Tarmac drive to front and side with off street parking for up to 4 cars. Paved pathway, Access to:

## **DETACHED GARAGE**

**19'7 x 11'5 (5.97m x 3.48m)**

Electric roller shutter door. Power and light. Oil fired boiler. Mahogany effect PVC double glazed window to side.

Service door to;

Low maintenance rear garden in neat lawn, pink stone borders, paved pathway and patio. Outside tap. Mature conifers, shrubs and bushes. Timber pedestrian gate to side. Timber pedestrian gate to rear of garage for PVC oil tank.

## **IMPORTANT NOTE TO ALL POTENTIAL PRCHASER'S;**

Please note, none of the services or appliances have been tested at this property.

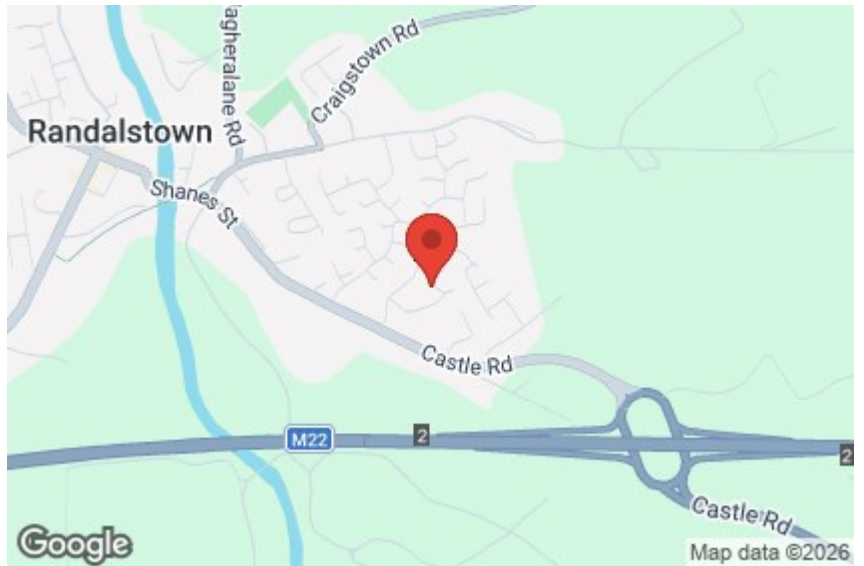
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	<b>73</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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