

80 Crosskennan Road, Antrim, BT41 2RG



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£579,950**

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This is an incredibly rare opportunity to purchase a superb five bedroom detached house occupying a stunning mature site extending to just over one acre of mature gardens approached via a sweeping tarmac driveway to generous parking and access to double integral garage. With a very unique covered and part glazed entrance porch providing access to the spacious and welcoming entrance hall serving most of the main reception rooms together with the kitchen, adjoining snug, large utility room and integral garage. The ground floor lounge benefits from large format PVC double glazed French doors opening onto the generous patio area and timber decking. The kitchen with informal dining area boasts a full range of "Pearwood" high and low level units highlighted by contrasting polished granite worktops to the centre island, raised breakfast bar and feature curved units on the window wall. With a more informal living area and separate dining room making this the ideal home for entertaining the main lounge can be found on the first floor taking full advantage of the stunning views through triple aspect picture windows over the surrounding countryside towards Lough Neagh and providing glorious sunsets over the Sperrin Mountains. Further enhanced with an open fire finished in polished marble and granite together with the warmth of the woodstrip ceiling this large reception room measuring 31'3 x 18'10 has the capacity to be reconfigured to create a dance studio, gym, cinema, snooker room or superb principal bedroom with additional ensuite and casual sitting.

Outside, the property is complimented by mature gardens with the generous 1.1 acre site sitting comfortably within additional grazing land of circa. 2.9 acres ensuring exceptional privacy and ideally suited to those with a pony, hobby farmer or keen to plant out in native woodland.

Only on full internal inspection can one begin to appreciate the quality of this superb family home offering some of the best views in Co. Antrim.

FEATURES

- Feature partially enclosed entrance porch with PVC double glazed door to;
- Spacious entrance hall with open tread staircase to first floor / Open to understairs / Ground floor W/C / Double doors to larges cloaks cupboard
- Lounge 19'9 x 14'8 with open fire and feature fire surround / Dual aspect windows to include oak effect PVC double glazed French doors to rear patio
- Living room with dual aspect windows and wood laminate floor / Dining room `13'0 x 11'6 with wood laminate floor
- Kitchen 15'10 x 13'0 with full range of "pearwood" high and low level units to include pull-out larder / Wall mounted tambour units / Curved polished granite to main preparation area and centre island / Space for range style cooker / Integrated dishwasher
- Open square archway to adjoining Snug with solid wood floor and oak effect PVC double glazed French doors to rear / Utility room 12'1 x 11'6 with full range of coloured "Shaker" style high and low level units / Access to integral double garage
- First floor landing with large picture window to front / Access to First Floor Lounge 31'3 x 18'10 with triple aspect windows creating stunning views over open countryside to the Lough Neagh and The Sperrin Mountains
- Five well proportioned bedrooms / Two with ensuite shower rooms and three with built-in wardrobes
- Bathroom with modern white suite to include shower bath with curved screen and "Aqualisa" thermostatic shower over / Fully tiled walls and floor
- Oak effect PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits / Dry verges / House and mature site on just over 1 acre with adjoining 2.9 acre field to front, side and rear

ACCOMMODATION

Feature partially enclosed entrance porch with floor to ceiling single glazed windows and open archway. Fully tiled floor. Wood strip ceiling. Directional spot lights. Door intercom. Wall light point. Oak effect PVC entrance door with inset double glazed leaded glass to;

ENTRANCE HALL 18'0 x 8'3 (5.49m x 2.51m)

Open tread staircase to first floor with moulded handrail and turned balustrade. Open to under stairs. Wood strip ceiling. Double radiator. Oak effect PVC double glazed picture window. Double doors to cloaks cupboard.

GROUND FLOOR W/C 6'7 x 5'9 (2.01m x 1.75m)

Modern white suite comprising push button low flush W/C and moulded wash hand basin in vanity with mixer taps and storage below. Half tiled walls with decorative border. Fully tiled floor. Single radiator.

LOUNGE 19'9 x 14'8 (6.02m x 4.47m)

Open fire with ornate wooden surround, part polished cast iron inset and polished granite hearth. Dual aspect windows to include oak effect PVC double glazed French doors to patio area. Two double radiators. Part bevelled glass door to entrance hall.



LIVING ROOM 14'8 x 11'2 (4.47m x 3.40m)

Wood laminate floor. Double radiator. Dual aspect windows. Part bevelled glass door to entrance hall.



DINING ROOM 13'0 x 11'6 (3.96m x 3.51m)

Wood laminate floor. Double radiator. Part bevelled glass door to entrance hall.

KITCHEN 15'10 x 13'0 (4.83m x 3.96m)

Full range of "Pearwood" effect high and low level units to include part glazed displays, open shelving and two wall mounted tambour units. Tall pull-out larder unit. Contrasting polished granite curved work surfaces, upstands and cills. Inset stainless steel sink unit with fluted granite drainer, mixer taps and retractable hose. Over window pelmet with inset lighting. Space for range style cooker (plumbed for gas) with matching polished granite splashback. Integrated dishwasher in centre island with raised breakfast shelf. Plumbed for American style fridge freezer. Kickboard heater. Fully tiled floor. Double radiator. Open square arch to:



SNUG 9'4 x 8'2 (2.84m x 2.49m)

Solid wood floor. Double radiator. Oak effect PVC double glazed French doors with matching side lights to rear.

UTILITY ROOM 12'1 x 11'6 (3.68m x 3.51m)

Full range of coloured "Shaker" style high and low level units with polished chrome handles and contrasting butchers block work surfaces. Single drainer stainless steel sink unit and mixer tap. Mid level double oven. Plumbed for washing machine and space for dryer. Tiled effect wood laminate floor. Single radiator. Door to integrated boiler house and insulated copper cylinder with "Willis" type immersion heater.

INTEGRATED GARAGE 18'8 x 16'10 (5.69m x 5.13m)

Twin up and over doors (one with electric remote control). Row of high and low level storage units. Double glazed window. Meter cupboard.

ADJACENT STORE 8'3 x 8'2 (2.51m x 2.49m)

Power and light. Oak effect PVC door.

FIRST FLOOR LANDING

Double radiator. Access to loft.



FIRST FLOOR LOUNGE 31'3 x 18'10 (9.53m x 5.74m)

Wood strip ceiling. Large formal picture window with views over open countryside to the Sperrin Mountains and Lough Neagh. Triple aspect windows. Open fire with polished marble surround, polished granite inset and hearth. Twin wall light points. Eyeball spotlights. Three double radiators.





BEDROOM 1 18'7 x 14'7 (5.66m x 4.45m)

(to include both built-in wardrobes and ensuite) Full range of built-in light oak wardrobes and drawer set. Part glazed doors. Double radiator.

ENSUITE 8'1 x 6'3 (2.46m x 1.91m)

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with feature tap. Fully tiled corner quadrant shower cubicle with thermostatic shower unit and glazed double doors. Fully tiled walls and floor. Gable side window. Single radiator.



BEDROOM 2 14'8 x 12'10 (4.47m x 3.91m)

(max) to include ensuite and wardrobes with part mirrored sliding doors. Double radiator.

ENSUITE

Modern white suite comprising push button low flush W/C and pedestal wash hand basin. Fully tiled shower cubicle with "New Team" electric shower unit and pivot and slide door. Fully tiled walls with decorative border. Fully tiled floor.



BEDROOM 3 13' x 11'6 (3.96m x 3.51m)

Moulded wash hand basin in vanity unit with mixer taps and storage below. Double radiator.



BEDROOM 4 15'11 x 11'2 (4.85m x 3.40m)

plus built-in wardrobes with louvered doors. Two double radiators.



INNER HALL

Double door to built-in storage.

BEDROOM 5 10'7 x 8'0 (3.23m x 2.44m)

Part glazed door to hallway. Single radiator.

BATHROOM 8'1 x 7'11 (2.46m x 2.41m)

Modern white suite comprising shower bath with off-set mixer taps and "Aqualisa" thermostatic shower unit over. Curved shower screen. Push button low flush W/C and corner pedestal wash hand basin with feature mixer taps. Fully tiled floor and walls with inset border. Double radiator.



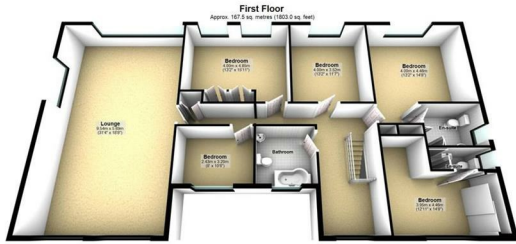
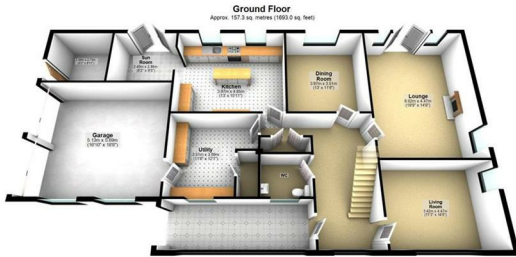
OUTSIDE

Sweeping tarmac driveway with kerbed edging and well stocked mature borders in low maintenance pebbles, conifers and shrubs. Generous parking for up to six cars with access to integral double garage. Extensive gardens to front, side and rear in neat lawn and mature trees. Low maintenance barked display. Timber enclosure for PVC oil tank and bins. Old style timber farm gate to spacious side garden with mature trees and shrubs. Timber shed 8'0 x 6'0 with low maintenance stone to the front and side. Raised timber planters. Stoned display area. Decorative stoned area to rear of house with inset paving slabs creating walkway to complimentary paved patio. Steps down to lower garden level. Open to timber decked patio with steps to lower garden level in neat lawn, mature conifer hedging and Summer House 9'0 x 9'0 with glazed windows and French doors providing superb views over the garden, surrounding fields and lough Neagh.

Additional field to front, side and rear extending to circa. 2.9 acres.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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



Total area: approx. 324.8 sq. metres (3486.0 sq. feet)
Photos and Plans by HomeFun.co.uk
Plan produced using FloorPlan

80 Crosskennan Road, Antrim



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	59	
(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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