

## 8 Belmont Hall Road, Antrim, BT41 1DL



**PRICE Offers Over  
£289,950**



We are delighted to offer for sale 8 Belmont Hall Road, Antrim.

This Recently constructed stunning four-bedroom semi-detached home is finished to an exceptional standard, showcasing a range of impressive upgrades throughout. The ground floor features a beautifully appointed kitchen complete with a host of integrated appliances to include an electric hob, oven and grill, fridge freezer and dishwasher.

Upstairs, the principal bedroom benefits from a luxury ensuite and integrated bedroom storage, and three further generous bedrooms offer ample space for family living.

Externally the large detached garage is complete with additional kitchen units, plumbed for a washing machine and space for a tumble dryer, power and lighting and a floored loft, offering exceptional storage.

With Solar panels to the roof, a high energy rating and spacious interior, this exceptional home offers contemporary living in a highly sought-after location, perfect for modern family life.

Early viewing is strongly recommended.

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## FEATURES

- Entrance hall with fully tiled floor / Gable Window / Staircase to first floor with Ash moulded handrail
- Living room 14'1" x 13'8" with feature contemporary style electric fire
- Spacious open plan kitchen dining 19'1" x 15'5" (at max) leading to garden room to the rear
- Full range of mid grey 'Shaker' style kitchen units with complimentary work surfaces.
- Integrated appliances to include an electric hob / Oven / Fridge freezer / Dishwasher
- Separate utility in garage with space for washing machine and tumble dryer and matching kitchen units
- Four generous bedrooms to the first floor / Principal with ensuite and integrated storage
- Four piece family bathroom to include a double ended panel bath and enclosed shower
- Fully enclosed and beautifully landscaped garden to the rear
- PVC double glazed windows / Zoned Gas fired central heating / Solar panels / High energy efficiency / PVC fascia and soffits / Security alarm / Tarmac drive to side

## ACCOMMODATION

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Tarmac drive to side with space for two cars. Outside lighting. Mixed stone bedding with mature hedging borders.

### ENTRANCE HALL

Double glazed composite door to wide and spacious entrance hall, featuring fully tiled flooring, recessed low voltage down lighting and two single radiators. Staircase to first floor with Ash newel, moulded handrail and white painted spindles. Glass panel door to kitchen.

### LIVING ROOM

**14'1" x 13'8" (4.314 x 4.171)**

Feature contemporary style wall mounted electric fireplace. Wood laminate flooring. Recessed low voltage downlighting. Double radiator.

### KITCHEN WITH INFORMAL DINING

**19'1" x 15'5" (at max) (5.824 x 4.703 (at max))**

Full range of mid grey shaker style, high and low level kitchen units with complementary work surfaces and upstands. One and one quarter bowl composite sink unit with chrome mixer tap. Over counter lighting. Integrated appliances to include a four ring halogen hob with stainless steel, pyramid style, overhead extractor fan and stainless steel splashback. A low level combination oven and grill. Fridge freezer and dishwasher. Fully tiled to flooring. Recessed low voltage down lighting. Double radiator.

## GARDEN ROOM

10'4" x 10'2" (3.163 x 3.120)

Fully tiled flooring. Recessed low voltage down lighting. PVC double glazed 'French' double doors to rear. Double radiator.

## REAR HALL

Understairs storage. Fully tiled floor. Door to;

## GROUND FLOOR WC

Modern white suite comprising a slimline 'Vanity' sink unit with chrome 'Monobloc' mixer tap storage below and tiled splashback. A low flush push button WC. Fully tiled flooring. Extractor fan. Single radiator.

## FIRST FLOOR LANDING

Access to loft. Hot press with pressurised, 'Warmflow' pressurised cylinder and shelving. Double radiator.

## PRINCIPAL BEDROOM

14'2" x 9'0" (4.326 x 2.763)

Integrated storage with mirrored doors. Double radiator. Door to;

## ENSUITE

Modern white suite comprising a half pedestal wash hand basin with 'Monobloc' chrome mixer tap and feature floor to ceiling tiled splashback. European a shaver plug sockets. A fully enclosed wall to wall mains shower with PVC panelled splashback and partially glazed folding door. A low flush push button WC. Fully tiled flooring. Extractor fan. Low voltage downlight. Chrome towel radiator.

## BEDROOM 2

10'5" x 7'8" (3.195 x 2.343)

Double radiator.

## BEDROOM 3

7'11" x 11'10" (at max) (2.426 x 3.614 (at max))

Double radiator.

## BEDROOM 4

11'9" x 10'9" (3.602 x 3.296)

Double radiator.

## FAMILY BATHROOM

8'10" x 6'5" (at max) (2.697 x 1.957 (at max))

Modern white four piece suite comprising a double ended panel bath with feature chrome mixer, tap, pencil, shower attachment and tiled splashback. A wall to wall enclosed mains shower with PVC paneled splashback and partially glazed folding door. A wall mounted vanity wash hand basin with chrome monoblock mixer, top storage below and feature floor to ceiling tiled splashback. A low flush push button WC. Extractor fan. Fully tiled flooring. Low voltage down light. Chrome towel radiator.

## REAR GARDEN

A fully enclosed and mostly stoned, beautifully landscaped rear garden with 6Ft timber fencing and pedestrain gate to front. Raised mature shrubbery bedding. Brick Pavia patio. Outside tap and outside lighting. Service door to garage.

## DETACHED GARAGE

6.008 x 4.315

Matching range of high and low level kitchen units with complimentary work services and upstands. Single drainer stainless steel sink unit with chrome mixer tap. Space for a washing machine and tumble dryer. Power and lighting to garage. Roller door. Floored loft space. Pvc double glazed service store to rear garden.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

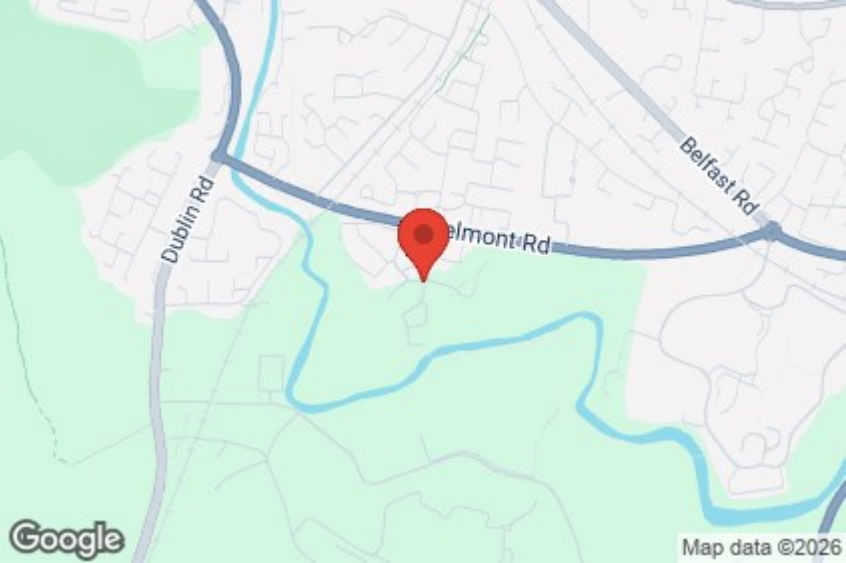
Please note, none of the services or appliances have been tested at this property. Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 84                      | 84        |
| (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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