

## 1 Belmont Hall Drive, Antrim, BT41 1FB



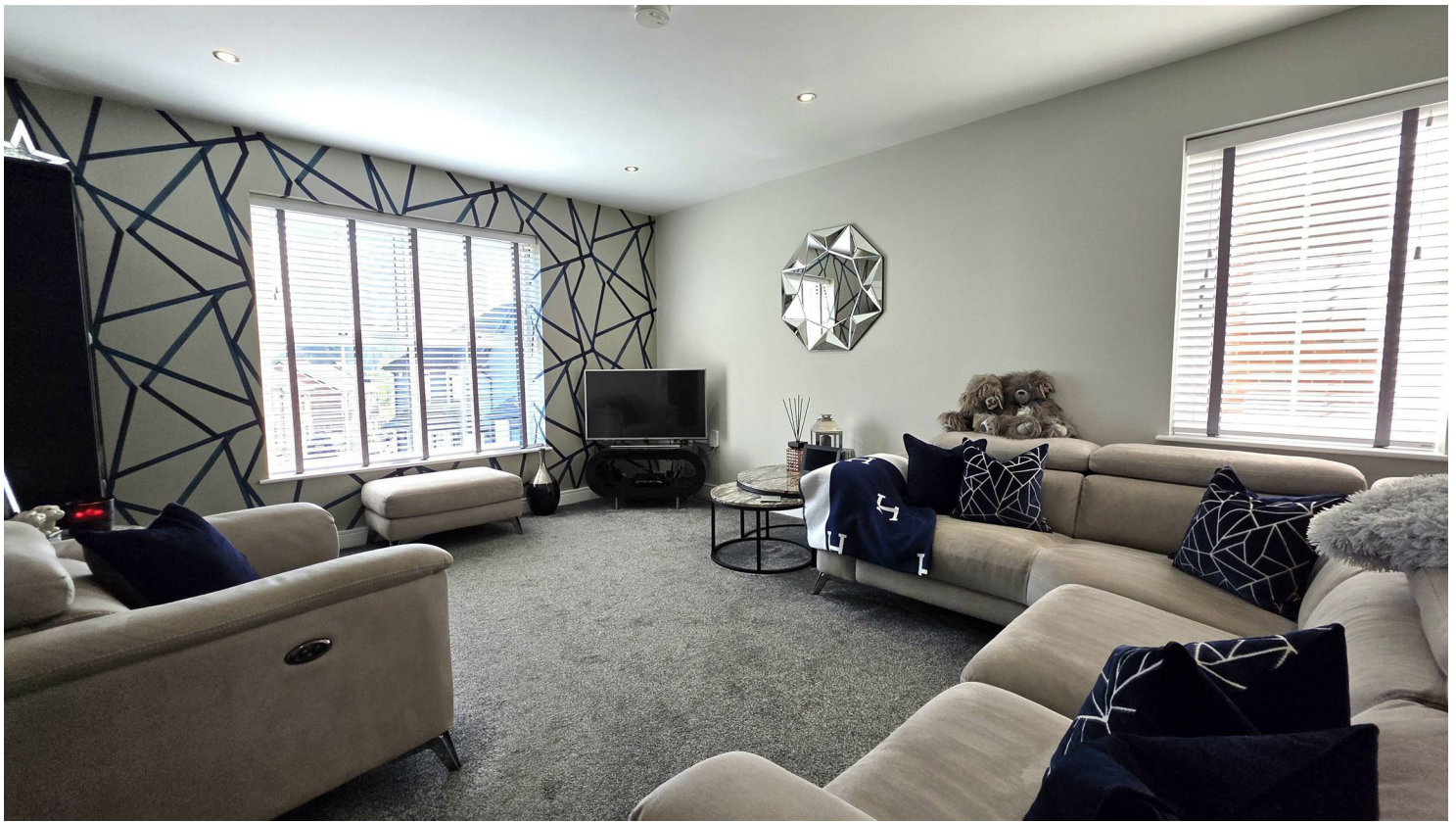
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£369,950**

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**We are delighted to offer for sale 1 Belmont Hall Drive. This stunning, immaculately presented four-bedroom detached home extends to approx 1840 Sq Ft and offers a truly unique opportunity within this highly sought-after development. Finished to an exceptional standard throughout, the property provides spacious and modern living, ideal for today's lifestyle.**

**The ground floor comprises a welcoming entrance with convenient WC, a generous lounge, and a superb open-plan kitchen/living/dining area. The stylish low-profile shaker-style kitchen is complemented by a range of integrated appliances, creating a perfect space for both everyday living and entertaining.**

**Upstairs, the property boasts four well-proportioned bedrooms, including a principal bedroom with luxury ensuite, alongside a contemporary four-piece family bathroom.**

**Externally, the home continues to impress with a tarmac driveway providing parking for up to four vehicles and access to an integrated garage, complete with power, lighting, fitted units, and space for laundry appliances. To the rear, a beautifully landscaped garden features raised timber decking, a neat artificial lawn, and a paved patio area—ideal for outdoor enjoyment.**

**Early viewing is highly recommended to fully appreciate all this exceptional home has to offer.**

## **FEATURES;**

- Entrance hall with decorative fully tiled floor / Ground floor WC / Cloaks cupboard
- Spacious living room 15'11" x 12'8" / Dual aspect windows and low voltage down lighting
- Fully fitted kitchen / Living / Dining featuring low profile high and low level 'Shaker' style kitchen units
- Full range of integrated appliances to include a mid level double oven and grill / Gas hob / Fridge freezer and dishwasher
- Four generous bedrooms to the first floor to include an exceptional principal bedroom 12'8" x 10'0" with luxury ensuite shower room
- Four piece family bathroom with modern white suite to include double ended bath and separate quadrant shower cubicle
- Lower ground floor integrated garage with power and lighting 18'5" x 11'10" and fully fitted utility with matching kitchen units, space for a washing machine and tumble dryer
- Generous beautifully landscaped rear garden with artificial neat lawn, raised timber decking and paved patio
- Security alarm / High energy efficiency / PVC double glazed windows / Zoned Gas-fired central heating / PVC fascia and soffits
- Exceptionally rare opportunity to purchase a unique family home

## OUTSIDE FRONT

Tarmac drive with space for up to 4 cars. Laurel hedging borders to neat lawn. Access to integrated garage. Steps with wrought iron railings, leading to front door. Service door to garage. Steps leading to rear garden. Outside tap.

## ENTRANCE HALL

Composite door leading to entrance hall with decorative tiled flooring. Cloaks cupboard with hanging rails.

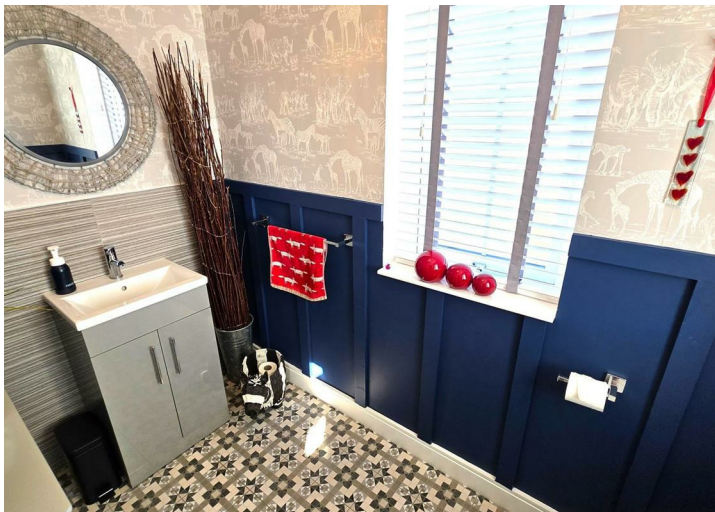
## LOWER GROUND FLOOR

## GROUND FLOOR LANDING

Decorative tiled flooring. Double radiator.

## GARAGE / UTILITY 18'5" x 11'10"

Roller door. Power and lighting. Low level kitchen units with single drainer stainless steel sink unit and chrome mixer tap. Space for washing machine and tumble dryer. Service door to side.



## HALF LANDING

Staircase to ground floor and first floor with ash Newell, moulded handrail and turned balustrading. Decorative tiled flooring. Keypad for alarm system.

## GROUND FLOOR WC

Modern white suite comprising a 'Vanity' wash hand basin with chrome 'Monobloc' mixer tap and storage below. Feature tiled splashback. A low flush push button WC. Decorative tiled flooring and feature wood wall panelling. Single radiator.

## CLOAKS CUPBOARD 4'8" x 3'2"

## LOUNGE 15'11" x 12'8"

Dual aspect windows. Low voltage down lighting. Television and broadband points. Double radiator.



## KITCHEN / LIVING / DINING 26'5" x 11'7" (plus bays)

Full range of 'Ink' Navy low profile 'Shaker' style high and low level kitchen units with contrasting work surfaces and feature 'Herringbone' splashback tiling. Integrated appliances to include a four ring gas hob with part glass part stainless steel overhead extractor fan. A 'CDA' mid level double oven and grill. Fridge freezer and dishwasher. Larder cupboard. Over counter led lighting. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Fully tiled flooring. Space for a six person table. Low voltage downlighting. Vertical radiator. PVC double glazed sliding patio door to rear.



## FIRST FLOOR LANDING

Staircase to first floor. Access to loft. Linen cupboard with shelving. Hot press with 'Warmflow' pressurised cylinder. Double radiator.

## PRINCIPAL BEDROOM 12'8" x 10'0"

Feature wood wall panelling. Double radiator.

## LUXURY ENSUITE 7'0" x 5'7"

Luxury Modern white suite comprising an enclosed quadrant shower with fully tiled splashback. 'Vanity' wash hand basin with 'Monobloc' chrome mixer tap, storage below and anti mist LED mirror above. Low flush push button WC. Fully tiled floor and partially tiled walls. Extractor fan. Chrome mixer tap.



## BEDROOM 2 11'10" x 9'4"

Dual aspect windows. TV Point. Double radiator.

## BEDROOM 3 13'4" x 8'4"

Tv point. Double radiator.

## BEDROOM 4 11'10" x 9'4"

Tv point. Wood laminate flooring. Double radiator

## FAMILY BATHROOM 6'9" x 8'2"

Modern white, sweet comprising a double ended panel bath with feature chrome mixer tap and pencil shower attachment. Partially tiled splashback. A 'Vanity' wash hand basin with chrome 'Monobloc' mixer tap, floor to ceiling feature tiled splashback, storage below and anti mist LED mirror above. Enclosed Quadrant corner shower unit with mains shower, fully tiled splashback and partially glazed sliding door. Low flush push button WC. Fully tiled flooring. Extractor fan. Chrome towel radiator.



## OUTSIDE REAR

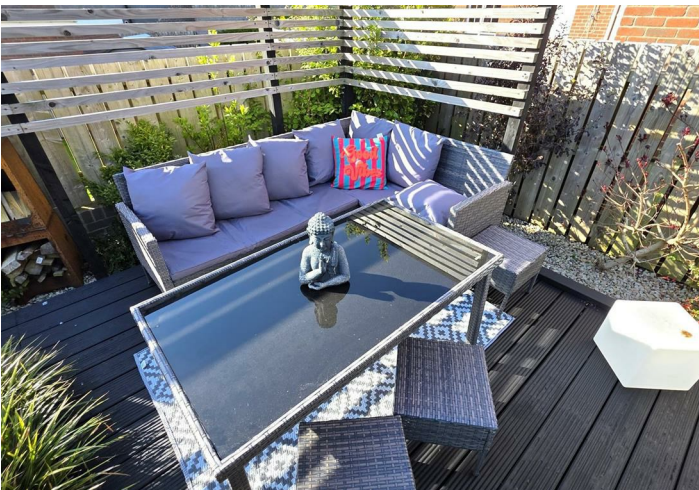
Fully enclosed and beautifully landscaped rear garden with wall and timber fencing perimeter. Artificial neat lawn. Raised timber decking and feature mixed stone bedding. Outside tap and twin outside lighting. Power sockets.

## 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.

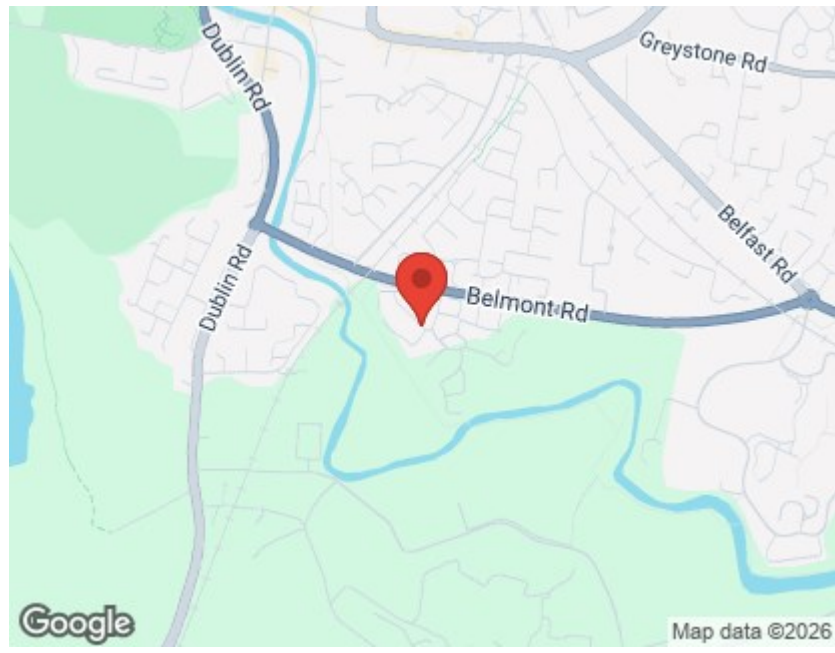






### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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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