

Offers around
£375,000



39 Anticur Road, Dunloy, Ballymena, BT44 9DN



- 6 Bedroom 3 Reception Detached House
- Property Extending to Approx 3500 sqft
- Detached Garage With Accommodation Above With Separate Entrance
- Oil Fired Central Heating (under floor heating on ground & first floor - radiators second floor)
- Double Glazed Windows
- Well Laid Out Adaptable Accommodation
- Stunning Countryside Views
- Conveniently Located Off The A26
- Internal Inspection Recommended



DESCRIPTION

This excellent 6 bedroom 3 reception room detached house extending to approx 3500sqft occupies a choice elevated site with stunning countryside views. Offering spacious and adaptable well laid out family accommodation and being conveniently situated off the A26 leading to Ballymena and Belfast. The village of Dunloy is located only a few minutes drive away with local shop and village amenities. Early internal inspection is highly recommended.

ACCOMMODATION COMPRISING**Entrance Hall**

With tiled flooring, telephone point.

Lounge

15'11 x 14'11

With feature fireplace, TV point, recessed lights, laminate wooden flooring.

Sun Room

13'0 x 13'0

With tiled floor, French doors leading to rear.

Family Room

14'11 x 12'11

With feature surround fireplace, recessed lights, laminate wooden flooring.

Kitchen / Dining

24'0 x 13'0

With fully fitted extensive range of eye and low level units with tiling between and under lighting, space for range style cooker with extractor fan, integrated dishwasher, space for fridge freezer, sink unit, glass display cabinets and display shelving, tiled flooring.

Rear Porch

With tiled flooring, cloaks comprising wc and wash hand basin.

Utility Room

11'0 x 6'0

With stainless steel sink unit, eye and low level units, plumbed for washing machine, space for fridge freezer, extractor fan, tiled floor.

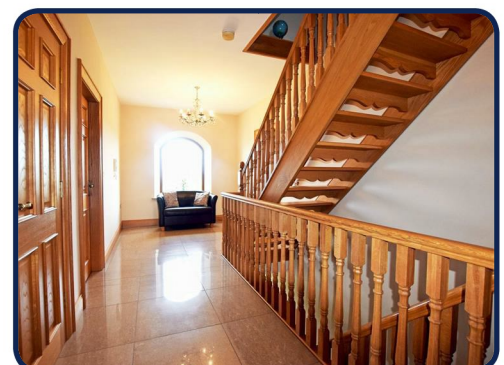
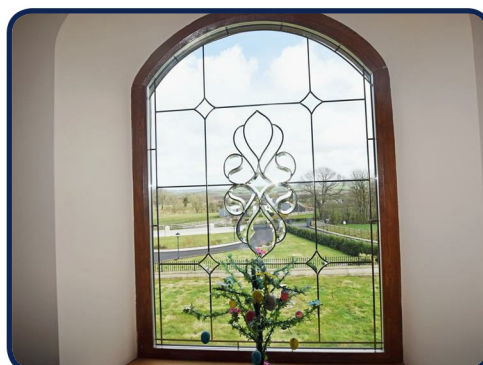
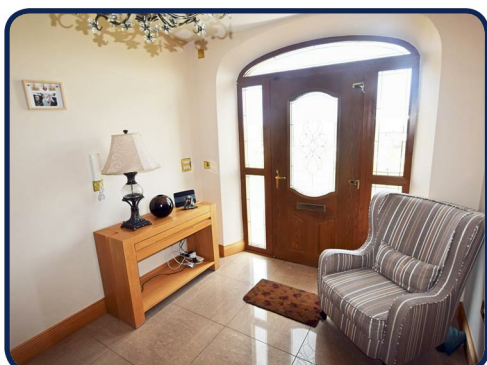
First Floor Landing

With tiled flooring, hotpress, feature window.

Bedroom 1

15'0 x 12'0

With laminate wooden flooring, TV point, built in storage. En-suite comprising walk in shower cubicle, wc, wash hand basin, extractor fan, tiled floor.



Bedroom 2

11'0 x 7'0

With laminate wooden flooring.

Bedroom 3

13'11 x 13'0 average

With TV and telephone points, laminate wooden flooring.

Bedroom 4

15'0 x 10'0

With built in storage, laminate wooden flooring.

Bathroom

Suite comprising feature bath with tiled surround, double walk in shower cubicle with drencher head, wash hand basin, wc, bidet, recessed lights, extractor fan, tiled floor.

Second Floor Landing

Bedroom 5

14'0 x 13'0

Bedroom 6

14'0 x 11'0 average

Shower Room

Comprising walk in shower cubicle, wc, wash hand basin, extractor fan, tiled floor.

Detached Garage

23'0 x 23'0

With roller door, pedestrian door, light and power points. Stairs leading to separate first floor accommodation.

EXTERIOR FEATURES

Property approached by shared tarmac driveway with double gates and lighting. Paved brick parking area to front and garden laid in lawn. Paved brick patio and tarmac area to rear. Covered workspace to rear. Outside lights and tap.

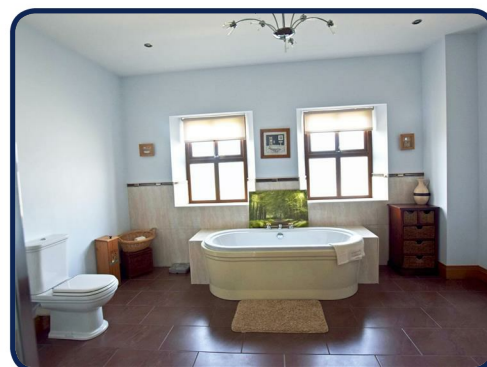
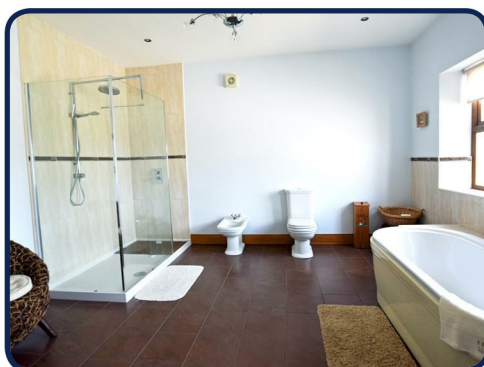
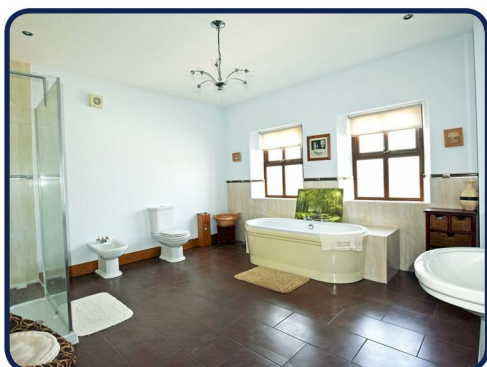
Joint Agent

McAfee Property & Mortgages, 5 Ann Street, Ballycastle, BT54 6AA,

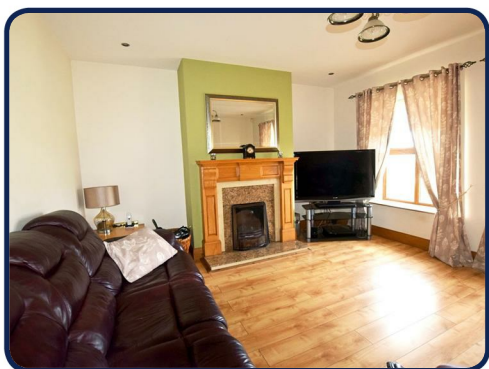
Additional Information

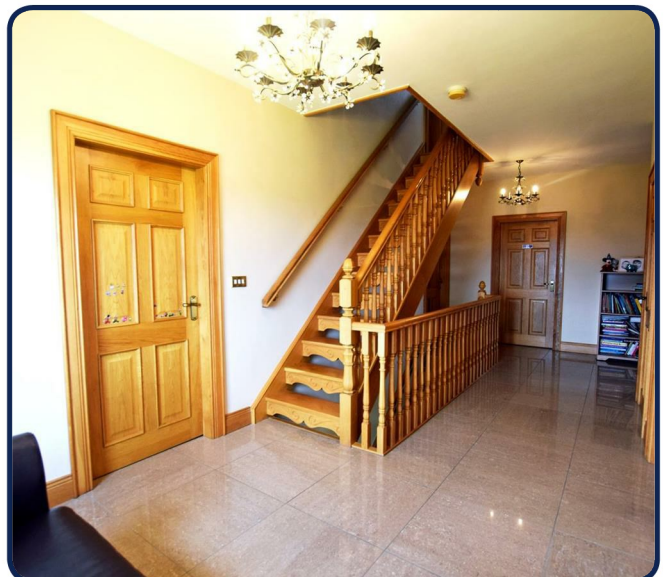
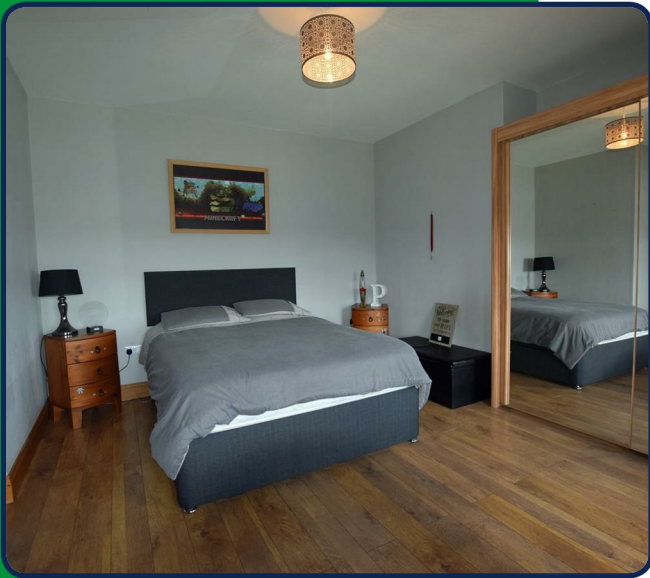
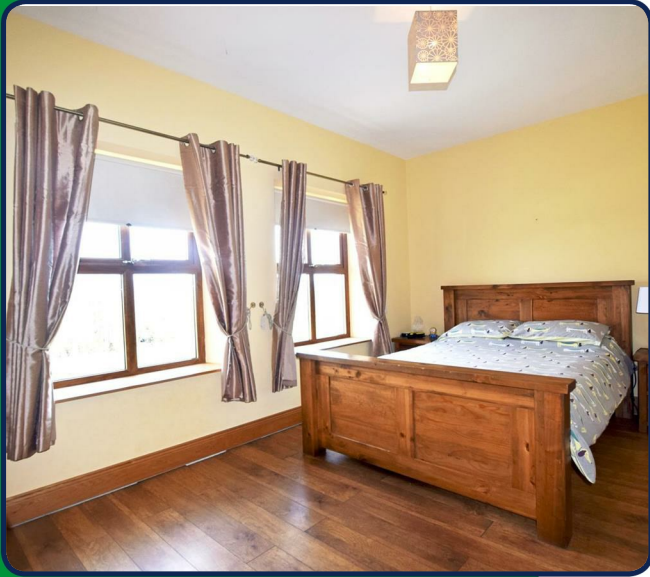
Tenure: Assumed Freehold

Estimated Rates: 2,262.52 Per Annum













Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
9 Dunmore Street, Coleraine
Tel. 028 703 43677/21133
www.bensonsni.com

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.