



## 108a Whitesides Road, Antrim, BT41 3DY

Offers in the region of £495,000



Enjoying a site of circa 0.48 acres, this impressive new build four/five bedroom detached house offers family size living accommodation in pleasant rural surroundings.

Designed by local Architect Ivan McClean and built to an exacting standard, this impressive country residence offers circa 2,820 sq ft of living accommodation, set over two floors.

The property is offered for sale with a high quality turnkey finish.

This stunning new build is only 5 miles from nearby Ballymena, Toomebridge and Randalstown, 14 miles from Belfast international airport and only 28 miles from Belfast City Centre with great road connections.



## Property Features

- Impressive full two story new build of circa 2,820 sq ft on the Whitesides Road
- Architects 10 year building warranty
- Three formal reception rooms plus an en-suite ground floor bedroom
- Spacious open plan Kitchen/Dining Area with a separate Utility Room
- Four well proportioned first floor bedrooms (two en-suite) with an en-suite ground floor bedroom
- Large family Bathroom
- Air Source Heat Pump Heating system with PIV (positive input ventilation) & MEV (mechanical extract ventilation)
- PVC double glazed windows and composite external doors
- Detached double garage with twin roller doors and a pedestrian access to to the side door
- Set on site of approximately 0.48 acres

## Interior

The property is of conventional construction, built and insulated to a very high standard (cavity block built, externally rendered and painted, screed ground floor/solid first floors).

The internal finish includes a high specification of internal wiring, including cat 5/6 cabling, telephone, USB points (selected locations) and wiring for security system. EPC on completion (predicted to be a B rating)



## Accommodation (Dimensions and Areas are approximate)

### Ground Floor

#### Entrance Hall 12'5" x 14'8" (3.8m x 4.485)

Impressive entrance hall, overlooked by a gallery landing.

#### Living Room 15'8" x 14'7" (4.8 x 4.45)

Provision has been made for the installation of a wood burning stove or open fire. Set in an open plan with the Family Dining Room. Please note this room can be partitioned off from the other room if required.

#### Family Dining 9'5" x 14'7" (2.885 x 4.45)

Set in an open plan with the Living Room and Sun Lounge. Please note this room can be partitioned off from the other rooms if required.

#### Sun Lounge 10'4" x 13'0" (3.15 x 3.965)

Set in an open plan with the Family Dining Room. Please note this room can be partitioned off from the other room if required.

## **Kitchen/Dining 23'9" x 14'1" (7.25 x 4.3)**

Spacious Kitchen/Dining area

## **Ground Floor Shower Room 8'3" x 9'4" (2.535 x 2.85)**

Jack and Jill Shower room, accessed from the ground floor Bedroom and the Rear Hall.

## **Utility 11'1" x 8'10" (3.385 x 2.7)**

## **Store 9'4" x 3'11" (2.85 x 1.2)**

Large walk in store, accessed off the Rear Hall.

## **Bedroom 5/Playroom 14'7" x 11'5" (4.45 x 3.485)**

This room can be utilised as a ground floor bedroom or an additional reception room, depending on the purchasers needs. En-suite off.

## **First Floor**

### **Landing**

Gallery Landing overlooking the Entrance Hall. Walk in airing cupboard.

## **Master Bedroom 1 13'9" x 14'1" (4.2 x 4.315)**

Spacious master bedroom with en-suite and dressing room off.

## **Master En-Suite 7'2" x 6'4" (2.2 x 1.935)**

## **Master Dressing Room 7'2" x 6'3" (2.2 x 1.930)**

## **Bedroom 2 14'7" x 11'9" (4.45 x 3.6)**

En-suite off.

## **En-Suite 10'9" x 3'7" (3.3 x 1.1)**

## **Bedroom 3 14'7" x 11'9" (4.45 x 3.6)**

## **Bedroom 4 15'1" x 9'10" (4.6 x 3)**

## **Bathroom 11'11" x 9'10" (3.65 x 3)**

## **Linen Store**

## **Detached double garage**

Detached double garage with twin roller doors and a pedestrian access to to the side door

## **Outside**

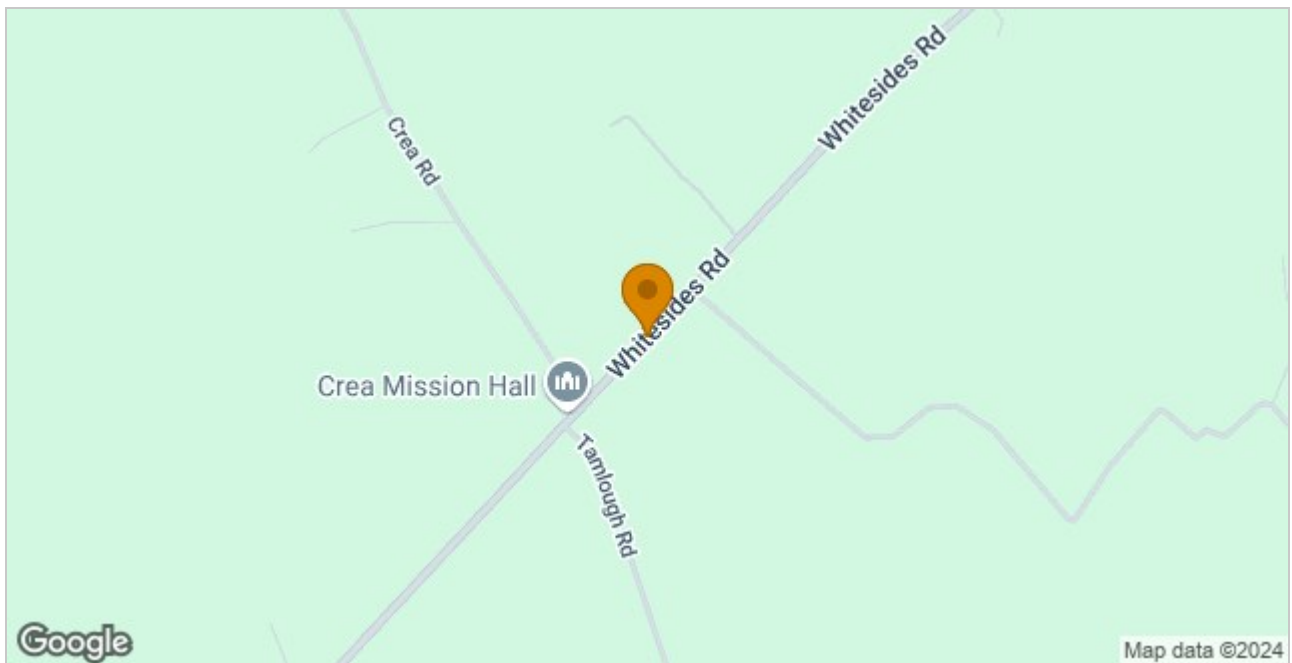
The exterior of the property is externally rendered and painted, with black aluminum guttering and PVC downpipes. Effluent discharge is to a septic tank (separate tank for each property).

Also included in the asking price are the lawns top soiled and sown with a laurel hedge boundary.





## Area Map



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