

17 Hillcrest, Antrim, BT41 1LA



PRICE
Offers Over
£299,950

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



This is an incredibly rare opportunity to purchase a well presented four plus bedroom, detached house occupying a large, private and mature site within this sought after location close to Antrim town centre and all local amenities. With the further benefit of a converted garage providing scope for either an additional reception room or bedroom, the position also benefits from close proximity to a ground floor W/C. With a unique layout comprising large lounge with dual aspect windows and steps down to lower level dining area together with an open tread staircase to First Floor Gallery Landing that is spacious enough to be used as an additional reception area and providing access to the outdoor balcony with artificial grass and railings, this property will appeal to a wide range of potential purchasers who are looking for something a bit more original. The four well proportioned bedrooms boast an ensuite shower room to the master together with multi-aspect windows and a built-in wardrobe and a further built-in wardrobes to Bedroom 3 with raised desk area.

Outside the large garden space comes with wooden cabin complete with power, lighting and water and French doors overlooking the rear garden plus a 20' x 8' former shipping container that's been fully sheeted internally with ply-board and shelving.

Only on full internal inspection can one begin to appreciate the quality and potential of this superb family home.

FEATURES

- Entrance hall with solid wood floor / Open tread staircase to first floor with access to gallery landing / Steps to lower level with access to dining room and kitchen
- Lounge with feature open fire / Inset cast iron multi-solid fuel stove / Dual aspect windows / Steps down to Dining area
- Converted garage 17'7 x 10'8 with access to Ground floor W/C (may be suitable for ground floor Bedroom)
- Kitchen with informal dining area / Full range of "baby blue" high and low level units / Breakfast bar / Space for range style cooker
- Utility room with space for American style fridge freezer / Belfast style sink unit
- First floor gallery landing with access to balcony finished in artificial grass and railings
- Four well proportioned bedrooms / Master with multi-aspect windows, built-in wardrobe and ensuite shower room / Bedroom 3 with built-in wardrobes and high level desk area
- Bathroom with modern white suite to include panel bath and push button low flush W/C
- Mahogany effect PVC double glazed windows / Gas fired central heating / Sparate cabin 15'8 x 9'2 with power, light and French doors
- Large garden in neat lawn, well stocked borders and mature trees / Paved patio with feature walls / Shipping container 20' x 8' with plywood walls and shelving

ACCOMMODATION

Entrance door with glazed side lights to:

ENTRANCE HALL

Solid wood floor. Open tread stairs to first floor gallery landing. Steps down to lower level. Open archway to:

SMALL INNER HALL

Solid wood floor. Access to:

GROUND FLOOR W/C

Push button low flush W/C. Wood strip ceiling.

FROM INNER HALL

Steps down to:



CONVERTED GARAGE 17'7 x 10'8

Dual aspect windows. Solid wood floor. Wood strip ceiling. Double radiator and single radiator.



LOUNGE 19'5 x 12'11

Dual aspect and corner windows. Wood strip floor. Open, brick lined, "hole in the wall" fireplace with inset cast iron multi solid fuel stove. Feature painted wooden surround and raised slate hearth. Two double radiators. Open and steps down to:



DINING ROOM 9'9 x 9

Wood strip floor. Single radiator. 15 pane glazed door.

KITCHEN INTO INFORMAL DINING 19'6 x 8'10

Full range of "baby blue" coloured high and low level units with chrome handles and solid butchers block work surfaces and up-stands. Glazed display cabinets. Ceramic "Belfast" sink with mixer. Space for range style cooker. Plumbed for gas. Stainless steel back. Glass and stainless steel over head extractor. Pull-out larder unit with chrome racking. Breakfast bar and corner area. Wood strip ceiling. Single radiator. Walk-in storage cupboard. Glazed window to entrance hall. Louvered saloon doors to:



UTILITY ROOM 11' x 8'2

(max) Space for American style fridge freezer. Plumbed for dish washer and washing machine. Wall mounted "Belfast" style sink unit. Fully tiled floor. Double radiator. Part glazed door to rear.

FIRST FLOOR GALLERY LANDING 10'1 x 9'9

Double radiator. Wood strip ceiling. Steps up and mahogany effect PVC double glazed door providing access to large first floor balcony area with artificial grass and railings.



BEDROOM 1 19'5 x 10'6

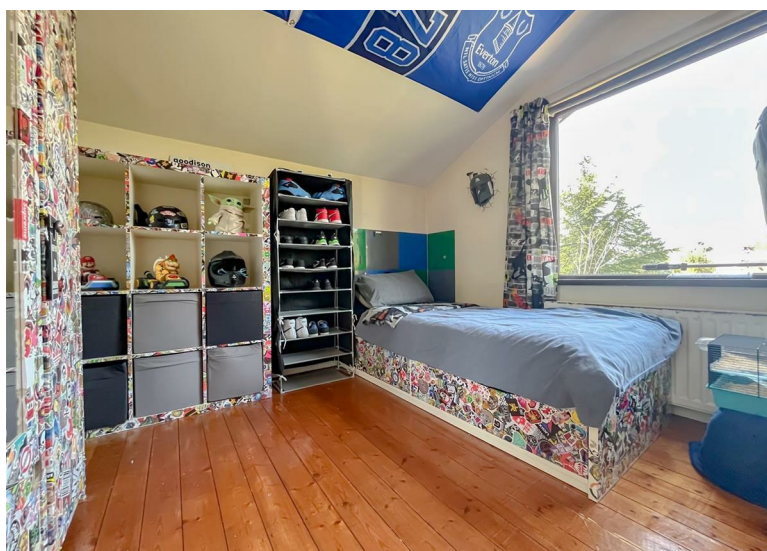
Multi aspect windows. Wood strip floor. Double radiator. Double doors to built-in wardrobes with over head lockers.





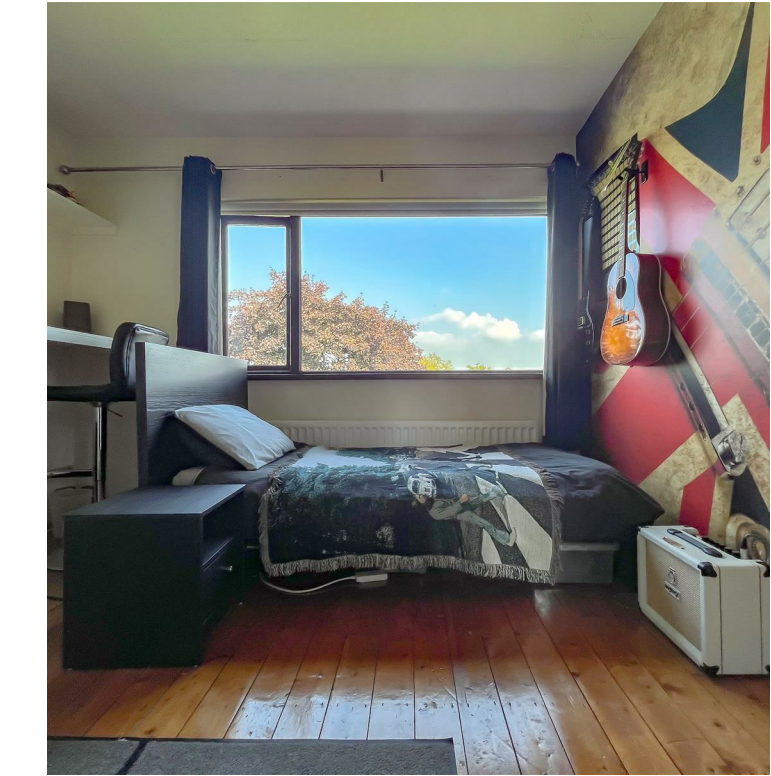
ENSUITE

Modern white suite comprising push button low flush W/C and modern wash hand basin in vanity unit with "monobloc" mixer taps and storage below. PVC clad shower cubicle. Thermostatic shower unit with fixed "drench" head and hand held wand shower. Pivot glazed door. Fully tiled walls. PVC strip ceiling. Low voltage down lights. Extractor fan.



BEDROOM 2 12'5 x 11'1

Wood strip ceiling. Double radiator.



BEDROOM 3 12'4 x 11'

(max) Three built-in wardrobes with over head lockers. High level desk area. Wood strip floor. Single radiator.

BEDROOM 4 9'7 x 9'

Wood strip floor. Single radiator.



BATHROOM 8'11 x 6'8

Modern white suite comprising panelled bath with antique style mixer taps and shower attachment. Push button low flush W/C and pedestal wash hand basin and mixer taps. Fully tiled walls with decorative border. Heated towel rail. Tiled effect wood laminate floor. Double radiator.



OUTSIDE

Pink stone drive to front and side. Large gardens to front, side and rear in neat lawn, mature trees and well stocked border. Stunning "Canadian Maple" tree. Paved patio with feature walls. Pink stone path ways to either side and rear.

CABIN 15'8 x 9'2

Fully insulated roof and floor. Wood strip walls and ceiling. Exposed beams. Water and electric. Double glazed French doors.



DOUBLE DOORS TO INTEGRAL STORAGE 6'5 x 4'1

Power and light. Gas fired boiler. Security lighting.

SHIPPING CONTAINER 20' x 8'

Plywood wall and shelving. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(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	



Mortgage IQ

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA

T: 028 9417 0000

E: antrim@mortgageIQ.co.uk

WE KNOW WHAT IT TAKES

IQ

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

PRS Property
Redress
Scheme