

**103a Church Road, Randalstown, Antrim, County Antrim, BT41 3JW****PRICE Offers Over £294,950**

This is an exceptionally rare opportunity to purchase such a well appointed four bedroom detached cottage style house with three double bedrooms to the first floor to include the master with ensuite shower room and two reception rooms to the ground floor (one of which could easily be utilized as a fourth bedroom).

In addition to the main living room, the property also benefits from a spacious open plan kitchen with informal living and dining area complete with PVC double glazed French doors to the rear. With light oak high and low level kitchen units complimented by contrasting polished granite work surfaces and a range of integrated appliances to include oven, gas hob, dishwasher, fridge and freezer, this property is likely to appeal to even the most discerning purchaser. In addition to a convenient utility room, the property also boasts bathrooms to both the ground floor and the first floor making this an incredibly versatile property. Located just off the popular Church Road, 3 miles from the Moneynick access to the motorway and less than 2 miles from Randalstown centre, this property provides the ultimate semi-rural home with all the benefits of close proximity to the amenities and transport facilities.

Early viewing strongly recommended.

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BT36 5EU  
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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Cloaks room with fully tiled floor and shelving
- Living room 17'9 x 12'1 with dual aspect windows / Wood laminate floor
- Bedroom 4 / Dining room 14'5 x 11'4 / Wood laminate floor / Fire opening (but no inset or surround)
- Kitchen with informal living and dining / PVC double glazed French doors to rear
- Full range of light oak high and low level units / Polished granite worktops / Integrated oven, gas hob, dishwasher, fridge and freezer
- Utility room with full range of mid oak high and low level units
- Ground floor bathroom 11'4 x 9'3 with modern white suite to include corner bath and separate shower cubicle
- Spacious first floor landing / Access to three further bedrooms / Master with ensuite shower room
- Second bathroom to first floor with panel bath and separate shower cubicle
- PVC double glazed windows and external doors / Oil-fired central heating / Security alarm / PVC fascia and soffits / Owner owned solar panel / Matur tarmac drive to parking at front, side and rear / Prefabricated steel shed

## ACCOMMODATION

PVC entrance door with double glazed port light and side lights to:

### ENTRANCE HALL

Fully tiled floor. Double radiator. Open to under stair storage. Stair case to first floor with moulded hand rail and fluted balustrade. Three wall light points.

### CLOAKS

6'7 x 3'5 (2.01m x 1.04m)

Fully tiled floor. Shelving.

### LIVING ROOM

17'9 x 12'1 (5.41m x 3.68m)

Dual aspect windows. Wood laminate floor. Double radiator.

### DINING ROOM / BEDROOM 4

14'5 x 11'4 (4.39m x 3.45m)

Open fire (fire surround available but not installed). Twin wall light points. Wood laminate floor. Double radiator.

### KITCHEN INTO INFORMAL DINING AND LIVING

21'9 x 19'3 (6.63m x 5.87m)

(max) Full range of light oak high and low level units with short chrome handles and polished granite work surfaces with matching up stands. Inlaid single drainer stainless steel sink unit and mixer taps. Integral four ring gas hob with stainless steel over head extractor. Low level combination oven and grill. Integrated dish washer, fridge and freezer. Three seater Breakfast bar. Fully tiled floor. Two double radiators. PVC double glazed French doors to rear.

### UTILITY ROOM

8' x 5'10 (2.44m x 1.78m)

Full range of mid oak high and low level units to include leaded and stained glass display cabinet and open shelving. Contrasting work surfaces with circular stainless steel sink unit and mixer taps. Plumbed for washing machine. Fully tiled floor. Part tiled walls to work surfaces and feature part wood strip wall. PVC double glazed door to side.

## BATHROOM

11'4 x 9'3 (3.45m x 2.82m)

Modern white suite comprising corner bath with feature mixer taps. Low flush W/C and large moulded wash hand basin in vanity unit with "monobloc" mixer taps and drawer storage below. PVC panelled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Polished chrome heated towel rail. Fully tiled floor. Extractor fan and double radiator.

## FIRST FLOOR SPACIOUS LANDING

Two double radiators. Double glazed roof light. Air circulation system.

## BEDROOM 1

18'7 x 11'9 (5.66m x 3.58m)

Door to built-in wardrobe with access to hot press beyond. "Warmflow" pressurized water tank. Access to eaves. Double radiator.

## ENSUITE

7'11 x 6'3 (2.41m x 1.91m)

Modern white suite comprising low flush W/C and moulded wash hand basin in vanity unit with chrome, antique style mixer taps. mosaic tiled splash back and storage below. PVC panelled shower cubicle with thermostatic unit and sliding cubicle doors. Double glazed roof light. Polished chrome heated towel rail.

## BEDROOM 2

16'9 x 15'8 (5.11m x 4.78m)

Gable end window and double glazed roof light. Access to eaves storage. Double radiator.

## BEDROOM 3

16'10 x 12'4 (5.13m x 3.76m)

Gable end window. Double radiator.

## BATHROOM

12'4 x 6'7 (3.76m x 2.01m)

(into shower cubicle) White suite comprising panelled bath with mixer taps, low flush W/C and moulded wash hand basin in vanity with mosaic tiled splash back and storage below. PVC panelled shower cubicle with thermostatic shower unit and sliding cubicle doors. Non-slip floor. Extractor fan. Polished chrome heated towel rail.

## OUTSIDE

Steel and timber double vehicular gates to tarmac drive way with timber fencing and low level mature borders and hedging. Tarmac parking to front, side and rear. PVC oil tank. Access to:

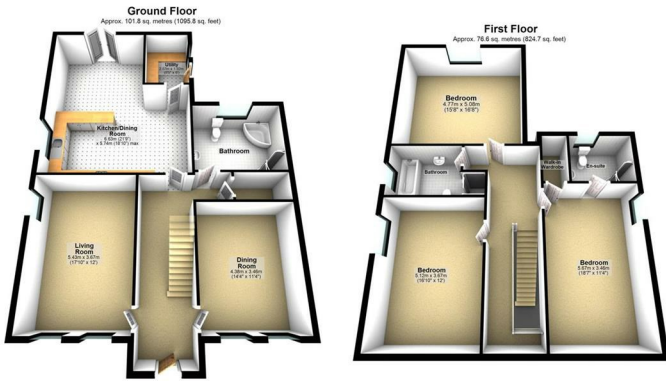
## PREFABRICATED STEEL SHED

Oil-fired boiler.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

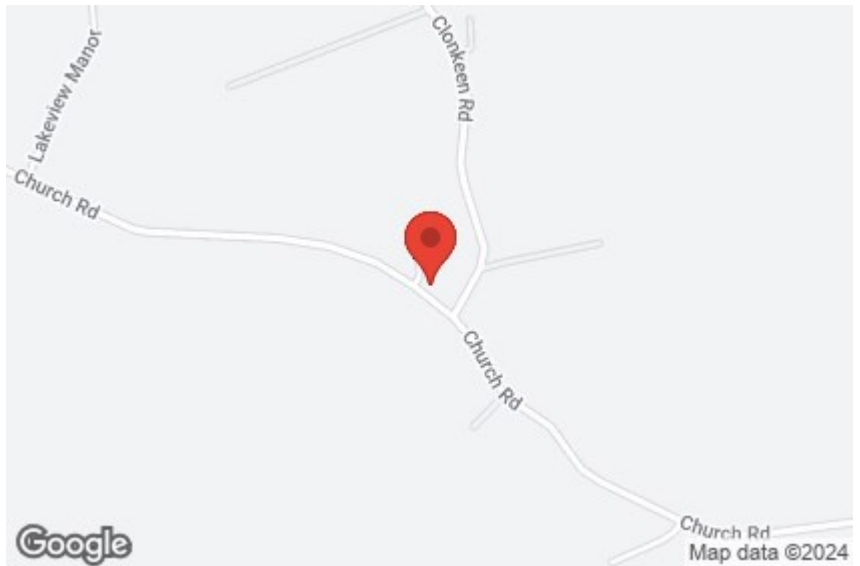




Total area: approx. 178.4 sq. metres (1920.5 sq. feet)  
Photography and floor plans by Houwel & Co. Ltd.  
Plan produced using Planica.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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**PRS** Property Redress Scheme