

18a Luney Road, Magherafelt, BT45 5JN



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This is an incredibly rare opportunity for those looking for a beautifully presented four bedroom detached house and detached garage, occupying an amazing site with stunning views of the Sperrin's. Extending to 2,946sqft to inc. Garage, with Two reception rooms including Living room and Family room this has plenty of opportunity for those in need of space. In-particular those who like to entertain or cook with a large kitchen / informal dining complete with centre island with breakfast bar style seating which then leads onto a stunning Living room with feature multi fuel stove and views towards the Sperrin's. Fully fitted with an impressive array of integrated appliances to include: induction hob, double oven, dishwasher and fridge and freezer this really is the hub of the home. On the first floor, the luxury bathroom suite benefits from a free-standing double ended bath and a fully tiled shower area with a Slate shower tray for easy access together with a feature wall mounted wash hand basin. In addition to the main family bathroom, the Master Bedroom benefits from a luxury ensuite.

In addition, the master bedroom has a fully fitted dressing room providing all the storage any couple could wish for. Only on full internal viewing can one begin to appreciate the quality of finish in this superb family home.

Features

- Relatively New Contemporary Styled Detached House (Approx 273.7sqm / 2,946sqft inc. Garage)
- Spacious entrance hall fully tiled floor and Skirting / Understairs Storage and addition walk in storage closet
- Kitchen with informal dining / Full range of contemporary style high and low level units / matching centre island with additional storage and breakfast bar styled seating / Polished Quartz worksurfaces
- Integrated "Neff" 5 ring induction hob / "Neff" eye level double ovens / integrated 50/50 split fridge-freezer / integrated dishwasher
- Living room 15'7" x 18'6" with feature multi fuel stove / PVC double glazed door to rear / Superb views
- Additional Family room 14'9" x 15'8"
- Rear hall with access to Ground Floor W/C and Utility with full range of contemporary style units
- Four well proportioned bedrooms to First Floor / Master with dressing room and ensuite / Family Bathroom with luxury white suite
- PVC double glazed windows / Oil-fired central heating / Security alarm
- Stunning views and excellent sun orientation / Tarmac drive and substantial parking / Detached garage with roller doors / Gardens to front and rear in neat lawns with Laurel hedging

ACCOMMODATION:

ENTRANCE HALL

Double glazed composite front door with side light to large entrance hall with fully tiled floor and skirting boards. Stair case to first floor with moulded hand rails. Under stair storage cupboard with radiators. Walk in storage cupboard with double radiator. Double radiator to entrance hall.

KITCHEN / INFORMAL DINING 27'11" x 15'7"

Full range of Anthracite and wood effect contemporary style high and low kitchen units with quartz work tops and splash back. Single drainer sinker unit with chrome 'Quooker' boiling water tap. Integrated five ring "Neff" induction hob with "concealed" overhead extractor fan. Integrated eye level "Neff" double oven and grill. Integrated fridge freezer and dish washer, kitchen island with quartz work tops, storage drawers and breakfast bar style seating. LED under unit lighting. Low voltage down lights. Fully tiled floor and tiled skirting. Two double radiators. Walk in shelved pantry with complimentary work tops.



LIVING ROOM 15'7" x 18'6"

Large living room to rear with fully tiled floor and tiled skirting. Feature multi fuel stove. Superb views to the Sperrin Mountains. Two double radiators. PVC double glazed door to rear garden.



FAMILY ROOM 14'9" x 15'8"

Wood laminate flooring. Double radiator.



UTILITY 11'7" x 7'10"

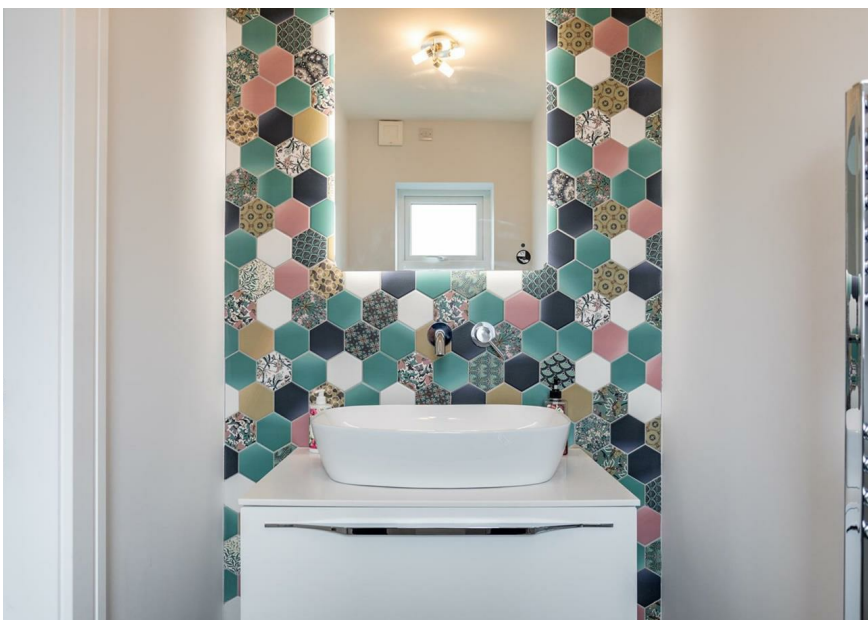
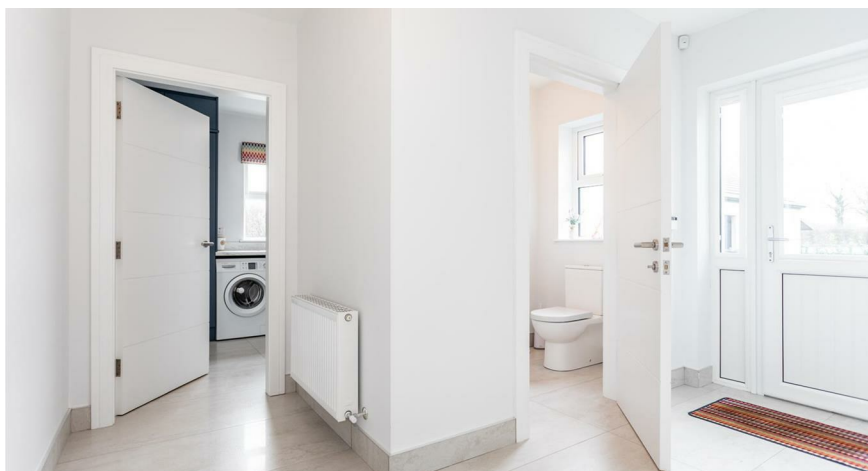
Full range of low level units with contrasting worktop. Large integrated fridge freezer. Single drainer sink unit with chrome mixer tap. Fully tiled floor and tiled skirting.

GROUND FLOOR WC

Modern white suite comprising wall mounted vanity sink unit with wall mounted chrome mixer tap. Fully tiled decorative hexagonal tiled splash back. Storage below. Touch sensitive back lit mirror. Low flush push button WC. Chrome towel radiator. Fully tiled floor and tiled skirting.

REAR HALL

Alarm system. PVC double glazed door to rear with side light. Double radiator.





FIRST FLOOR LANDING

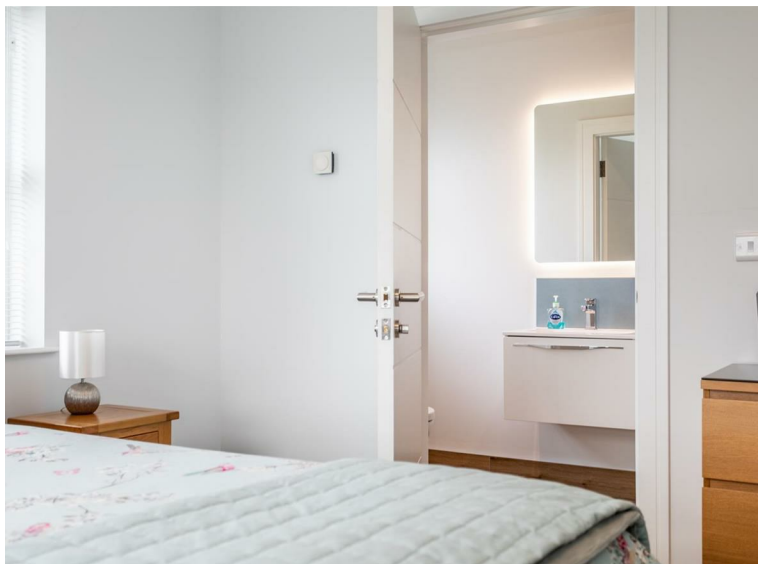
Access to partially floored loft with pull down ladder. Light to loft. Two double radiators. Large hot press with "Warmflow" pressurized tank. Cat 6 cabling throughout.

MASTER BEDROOM 12'7" x 14'7"

Wood laminate flooring. Walk in wardrobe in dressing room. Views of the Sperrin's. Double radiator.

EN-SUITE

Luxury three piece suite comprising wall to wall fully tiled shower cubicle with partially glazed sliding door and "drench" shower head. Wall mounted vanity sink unit with feature chrome mixer tap and tiled splash back and back lit touch sensitive mirror above. Low flush push button WC. Fully tiled floor and tiled skirting. Low voltage down lights. Extractor fan. Feature Vertical towel radiator.





BEDROOM 2 13'0" x 15'8"

Wood laminate floor. Double radiator.



BEDROOM 3 13'5" x 12'0"

Wood laminate flooring. Double radiator. Views of the Sperrins.



BEDROOM 4 9'6" x 15'7"

Wood laminate flooring. Double radiator.

BATHROOM

Luxury four piece suite comprising double ended free standing bath with wall mounted chrome mixer tap and back lit touch sensitive mirror. Low flush push button WC. Enclosed shower unit with 'Drench' shower head and Slate Shower tray. Fully tiled floor and partially tiled walls. Low voltage down lights. Extractor fan. Single radiator. Chrome heated towel radiator.





GARAGE

PVC tiled floor. Manually operated roller door. Sensor light. Full electric and lighting.

OUTSIDE FRONT

Electric black iron gates to tarmac drive with parking for 15 plus cars. Well stocked laurel tree borders. Neat lawns. LED bollards to driveway.

OUTSIDE REAR

Rear garden offering excellent sun orientation and privacy and scenic views to the Sperrin Mountains. Brick paved patio. Neat lawn and well stocked laurel tree borders. Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASER;

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	84	84
(69-80) C		
(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	

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