

## 170 Seven Mile Straight Muckamore, BT41 4QY



### PRICE Offers Over £279,950

This is an exceptionally rare opportunity to purchase a beautifully presented, spacious four bedroom detached bungalow with two reception rooms to include a generous kitchen with informal dining area and a detached garage.

Situated in a prominent rural location within easy access of the local Loanends primary school, Belfast International Airport (4 miles), Lisburn (15 miles) and Belfast City Centre (11 miles). Benefiting from views over surrounding countryside, the property is approached via a tarmac driveway and occupies a large site amidst beautifully landscaped gardens and mature hedging. Only on full internal inspection can one fully appreciate the quality of this superb family home. Early viewing strongly recommended.

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## FEATURES

- Feature entrance porch with sidelights, tiled flooring and walls too;
- Spacious entrance hall with staircase to first floor
- Lounge 18'5" x 11'11" (into bay) with feature fireplace
- Living room with feature wall mounted electric fire
- Kitchen with luxury range of 'Country' style units with polished granite work surfaces
- Range cooker and 'American' style fridge freezer to be included
- Two well proportioned ground floor bedrooms
- Two well proportioned first floor bedrooms
- Part PVC triple glazed windows to front and double glazed windows to rear / Security alarm / Oil-fired central heating
- Tarmac drive to large, elevated site with enclosed garden area to front and substantial gardens to rear / Access to integral garage 19'3" x 14'3" with electric roller door

## ACCOMMODATION

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Black iron gates with galvanised frame leading to fully enclosed front garden featuring neat lawn with well stocked floral borders set with decorative stone. LED bollards to boarder.

Tarmac drive with extensive parking for up to ten cars. Gates to either side to rear.

Leading too:

### ENTRANCE PORCH

Triple glazed PVC door with sidelights. Fully tiled floors and 'Subway' style tiling to walls. PVC double glazed door too:

### ENTRANCE HALL

Staircase to first floor. Fully tiled floor. Double radiator.

### LOUNGE

**18'5" x 11'11" (at max) (5.635 x 3.640 (at max))**

Into Bay window featuring triple glazing. Feature fireplace with mahogany wood surround, cast iron inset an granite hearth. Wood laminate flooring. Double radiator.

### LIVING ROOM

**12'1" x 11'11" (3.704 x 3.645)**

Feature wall mounted electric fire. Wood laminate flooring. Single radiator.

## GF BEDROOM 1

11'7" x 10'2" (at max) (3.551 x 3.105 (at max))

Integrated wardrobes with mirrored sliding doors. Wood laminate flooring. Single radiator.

## GF BEDROOM 2

11'10" x 7'10" (3.623 x 2.393)

Integrated wardrobes with mirrored sliding doors. Wood laminate flooring. Single radiator.

## KITCHEN / INFORMAL DINING

13'7" x 11'10" (4.163 x 3.620)

Fully fitted two tone 'County' style high and low level kitchen units with contrasting granite worktops. Single drainer 'Belfast' style sink unit with 'Victorian' style chrome mixer tap. Free standing range cooker to be included with 5 ring gas hob, electric oven and grill below, hooded overhead extractor fan and tiled splashback. Integrated dishwasher. Space for washing machine. Space for 'American' fridge freezer to be included. Display units with lighting. Over worktop lighting. Fully tiled floor. Double radiator.

## REAR HALL

Fully tiled floor. Double glazed PVC door to rear.

## GF BATHROOM

8'1" x 5'11" (2.482 x 1.805)

Modern white suite comprising panel bath with chrome mixer tap, shower over with 'Drench' shower head and secondary shower attachment. Wall mounted wash hand basin with chrome mixer tap, storage below and wall mounted LED backlit medicine cupboard above. 'Victorian' style mid flush WC/ Fully tiled walls and floors. Low voltage downlights. Chrome towel radiator.

## FIRST FLOOR LANDING

Large Velux window. Hot press with shelved storage. Access to loft. Wood laminate flooring.

## FIRST FLOOR BEDROOM 1

13'11" x 12'0" (4.243 x 3.661)

Integrated storage with sliding mirror doors. Velux window. Single radiator.

## FIRST FLOOR BEDROOM 2

13'11" x 12'0" (4.253 x 3.666)

Velux window. Single radiator.

## DETACHED GARAGE

19'3" x 14'3" (5.872 x 4.352)

Electric roller door. Fully internal electrics. Side door to rear gardens.

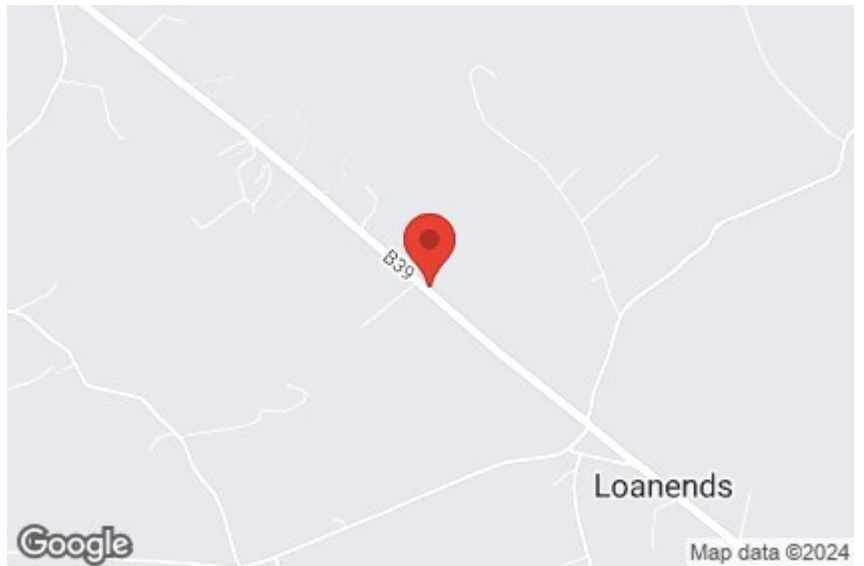
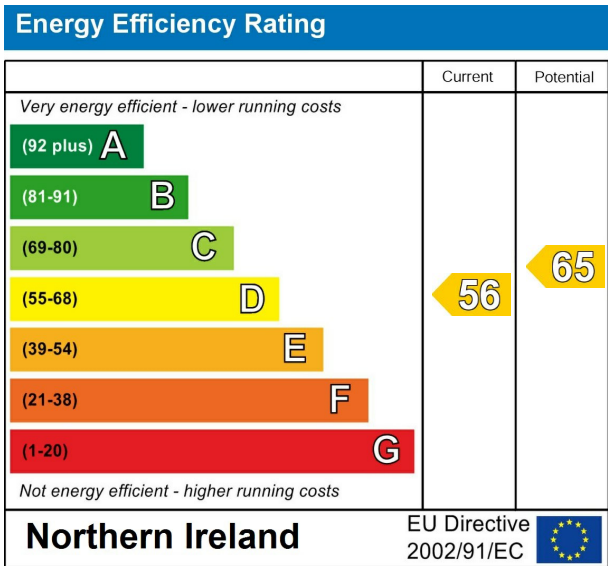
## REAR GARDEN

Extensive gardens to the rear offering superb privacy. Featuring a large fully paved patio with red brick wall featuring posted 'Victorian' style lighting, dividing to neat lawn with hedging surround. Paved pathway leading to arched hedging to substantial lawn to the far rear.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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





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