

16 Rathmore Road, Dunadry, BT41 2HG



**PRICE Offers Over
£349,950**

>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 five bedroom detached house with integral garage and attached carport occupying a large semi-rural site with excellent sun orientation and open aspect overlooking countryside to the front, side and rear. Finished to a high standard throughout, the property boasts three generous reception rooms together with a study that may also be used as a ground floor bedroom if required. With spacious kitchen and informal dining area forming the hub of the house and benefiting from well appointed beech "Shaker" style kitchen units and integrated double oven, hob and dishwasher this delightful property also boasts a utility room and ground floor W/C. With four well proportioned first floor bedrooms to include master bedroom with modern ensuite shower room and a recently upgraded family bathroom complete with panel bath and PVC clad shower cubicle, this superb family home is further complimented externally with a large, well maintained site extending to almost 3/4 of an acre taking full advantage of it's semi-rural setting and excellent sun orientation.

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

Early viewing strongly recommended.

FEATURES

- Entrance Foyer with solid wood floor opening onto Entrance Hall with wood laminate floor / Access to integral garage / Staircase to first floor
- Lounge 20'1 x 16'4 with "Inglenook" style fireplace and cast iron stove / Open to Dining room 11'10 x 11'4
- Kitchen with informal dining area / Full range of beech "Shaker" style high and low level units / Integrated double oven, hob and dishwasher
- Utility room with full range of cream coloured country style units / Walk-in pantry / Access to ground floor W/C
- Living room 14'11 x 13'9 with open fire and feature surround / Double glazed sliding patio doors to rear
- Study / Bedroom 5 to ground floor
- First floor landing with built-in storage cupboards / Four additional bedrooms / Master with ensuite shower room
- Bathroom with modern white suite to include panel bath with shower attachment / PVC clad shower cubicle
- Mixture of hardwood and PVC double glazed windows / Mahogany effect PVC double glazed door to rear / Oil-fired central heating / PVC fascia and soffits
- Generous site extending to 0.69 acre / Tarmac parking for up to seven cars / Integral Garage and adjoining Carport 32'7 x 15'10 / Spacious garden to rear in neat lawn and large paved patio / Excellent sun orientation

ACCOMMODATION

Hard wood mostly leaded glass entrance door and sidelights to:

ENTRANCE FOYER 2.21m x 1.42m (7'3 x 4'8)

Solid wood floor. Double width opening and glazed side lights to:

ENTRANCE HALL

Wood laminate floor. Stair case to first floor with mahogany hand rail and painted balustrade. Three wall light points. Double radiator. Under stair storage. Access to integral garage.

LOUNGE 6.12m x 4.98m (20'1 x 16'4)

"Inglenook" style fire place with oak mantle and slate tiled hearth. Cast iron glass fronted multi solid fuel stove. Dado rail. Wood laminate floor. Mostly glazed door to entrance hall. Double radiator. Double width opening to:



DINING ROOM 3.61m x 3.45m (11'10 x 11'4)

Wood laminate floor. Double radiator.

KITCHEN WITH INFORMAL DINING

4.85m x 3.63m (15'11 x 11'11)

Full range of Beech "Shaker" style high and low level units with long chrome handles and glazed display cabinet. Contrasting work surfaces with one and a quarter single drainer stainless steel sink unit and mixer taps. Integrated four ring halogen hob with stainless steel pyramid style overhead extractor canopy. Mid level double oven and grill. Integrated dish washer. Space for fridge freezer. Part tiled walls to work surfaces. Fully tiled floor. Mostly glazed door to entrance hall. Double radiator. Access to:



UTILITY 3.20m x 2.13m (10'6 x 7')

Full range of cream coloured country style high and low level units with contrasting wood effect work surfaces. Single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine and space for dryer. Part tiled walls to work surfaces. Fully tiled floor. Mahogany effect PVC double glazed door and windows to rear. Single radiator.

WALK-IN PANTRY CUPBOARD

with shelving and storage space. Fully tiled floor.

GROUND FLOOR W/C

Moulded wash hand basin with "monobloc" mixer taps and tiled splash back. Fully tiled floor. Open to; push button low flush W/C. Fully tiled floor. White PVC double glazed window.



LIVING ROOM 4.55m x 4.19m (14'11 x 13'9)

Open fire with ornate wooden surround and polished granite inset and hearth. Powder coated aluminum double glazed sliding patio door. Dual aspect windows. Wood laminate floor. Double radiator. Mostly glazed oak door to entrance hall.



STUDY/BEDROOM 5 3.73m x 3.20m (12'3 x 10'6)

Double radiator.

INTEGRAL GARAGE 5.23m x 3.91m (17'2 x 12'10)

Roller shutter door. Power and light. Gable side window.

FIRST FLOOR LANDING

Access to loft. Single radiator. Double doors to hot press with insulated copper cylinder and "Willis" type immersion heater. Shelving above. Double doors to built-in storage and over head lockers.

BEDROOM 1 3.94m x 3.51m (12'11 x 11'6)

plus three built-in wardrobes with over head lockers. Single radiator.

ENSUITE

Modern white suite comprising push button low flush W/C and moulded wash hand basin in vanity unit with "monobloc" mixer tap, storage below and integrated mirror with shelving, storage and inset lighting. Large format PVC clad shower cubicle with "Mira" effect electric shower unit to include drench hand and hand held shower attachment. Sliding cubicle door. Shaver point. Half tiled walls with decorative border. White PVC double glazed window. Low voltage down lights. Polished chrome heated towel rail.



BEDROOM 2 3.40m x 3.07m (11'2 x 10'1)

into built-in wardrobe with sliding mirrored doors. Single radiator.

BEDROOM 3 3.73m x 3.23m (12'3 x 10'7)

to include built-in wardrobes with over head lockers. Single radiator.



BEDROOM 4 3.91m x 2.39m (12'10 x 7'10)

plus double doors to built-in wardrobes and over head lockers. Single radiator.

BATHROOM 2.95m x 1.98m (9'8 x 6'6)

Modern white suite comprising panelled bath with feature mixer taps and shower attachment. Push button low flush W/C and moulded wash hand basin with "monobloc" mixer tap and storage below. PVC clad corner quadrant shower cubicle with "Mira Spirit" electric shower unit with fixed drench hand and shower attachment. Sliding cubicle door. Half tiled walls and fully tiled floor. White PVC double glazed window. Low voltage down lights. Polished chrome heated towel rail.



OUTSIDE 9.93m x 4.83m (32'7 x 15'10)

Low level walling with wrought iron double gates to tarmac drive. Off street parking for 7 plus cars. Garden to front and side in neat lawn. Well stocked borders and mature trees. Conifer hedging. Access to;

LARGE CARPORT 9.93m x 4.83m (32'7 x 15'10)

Open sided. PVC oil tank. Brick built oil-fired boiler house. Double gates to front. Open to rear. Large paved patio area with pergola. Paved pathway. Large rear garden in neat lawn and mature trees. 3Ft. timber fencing. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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



Total area: approx. 219.8 sq. metres (2365.6 sq. feet)
 Photographs and Floor Plans by housefirst.co.uk
 Plans produced using Floorio

16 Rathmore Road, Dunadry

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	70
(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

IQ

WE KNOW WHAT IT TAKES

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.

