

'Ryland House' 89 Seven Mile Straight, Antrim,



Asking Price
£425,000

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

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



This is a rare opportunity to purchase this beautifully presented four bedroom detached two storey house occupying a generous mature site of approximately 1 1/3 acres and situated in a prime location on the Seven Mile Straight with easy access to Belfast International Airport, Templepatrick and Belfast City Centre.

Sympathetically extended by the present owners to circa 2350 sq ft this elegant property offers deceptively spacious accommodation with three reception rooms, a spacious kitchen with informal dining, ground floor W/C with access to a large utility / office room and four well proportioned bedrooms to the first floor to include the master with dressing room and ensuite shower room.

Outside the property has the unique benefit of two vehicular access points which link up to create an easy drive in and drive out with plenty of parking to the sides and rear. The large garden is ideal for those with young children and the extensive paved patio is ideal for entertaining. In addition, the adjoining attached barn could be renovated (subject to necessary approvals) to create additional entertainment space or may suit those running a business from home.

Only on full internal inspection can one begin to appreciate the opportunity that this beautifully appointed property provides.

Early viewing strongly recommended.

FEATURES

- Entrance hall with staircase to first floor / Access to ground floor W/C / Further access to Utility / Office
- Family room with dual aspect windows / Open fire with feature sandstone effect and part polished cast iron fireplace
- Lounge 20'9 x 12' with open fire, brick surround and half wood panelled walls / Glazed door to;
- Dining room with bay window and glazed door to;
- Kitchen with informal dining area / Full range of high and low level units / Integrated oven, hob, dishwasher, fridge and freezer
- First floor landing with stunning views to the front overlooking the extensive lawn and countryside beyond
- Four well proportioned bedrooms / Master with dressing room and ensuite shower room
- Family bathroom 12'2 x 9'5 with white suite to include panel bath and separate shower cubicle
- Mostly mahogany effect PVC double glazed windows / Oil-fired central heating / PVC fascia and soffits / Security alarm
- Extensive site extending to approx. 1 1/3 acres in neat lawn and mature trees / Three access points / Spacious parking / Generous paved patio area / Large attached workshop 31'11 x 17'3

ACCOMMODATION

Hardwood 4 panel door and single glazed sidelights to;

ENTRANCE HALL

Staircase to first floor with hardwood handrail and painted balustrade. Under stairs storage,. Wood laminate floor. Single radiator.

FAMILY ROOM 14'0" x 12'3"

Open fire with sandstone effect surround and part polished cast iron inset. Slate tiled hearth. Built-in bookshelves with light point over. Corner plinth for TV and video. Dual aspect windows. Double radiator.



LOUNGE 20'9" x 12'0"

Open fire with brick surround and tiled hearth. Half wood panelled walls. Exposed timber beams to ceiling. Double radiator. Eight pane bevelled glass door to;



DINING ROOM 13'9" x 13'9"

(Into bay) Eyeball spotlights. Double radiator. Mahogany effect PVC double glazed windows. Eight pane bevelled glass door to:

KITCHEN WITH INFORMAL DINING AREA 13'10" x 13'9"

Full range of high and low level mushroom coloured units with corner glass displays and under unit lighting. One and a quarter bowl single drainer sink unit with mixer taps, contrasting "bleached oak" effect work surfaces. Integrated four ring halogen hob with overhead extractor canopy. Mid level combination oven and grill with microwave recess above. Integrated dishwasher, fridge and freezer. Part tiled walls to work surfaces and fully tiled floor. Extensive use of reclaimed brick. Stable door with nine pane bevelled glass top half. Three eyeball spotlights. Mahogany effect PVC double glazed window. Double radiator. Eight pane bevelled glass door to Entrance Hall.



INNER HALL

Wood laminate floor. Half wood strip walls. Single radiator. Wash hand basin in vanity unit. Access to:

GROUND FLOOR W/C

Low flush W/C. Fully tiled floor. Half wood strip walls. Wood laminate floor. Single radiator.

UTILITY / OFFICE 19'3" x 11'5"

Plumbed for washing machine. Oil-fired boiler enclosed with louvered door. Double radiator. Access to attic. Hardwood 6 panel door providing separate access to rear.



FIRST FLOOR LANDING

Spacious landing area suited for study with views to front. Access to partially floored loft with light. Single radiator.

BEDROOM 1 17'0" x 13'9"

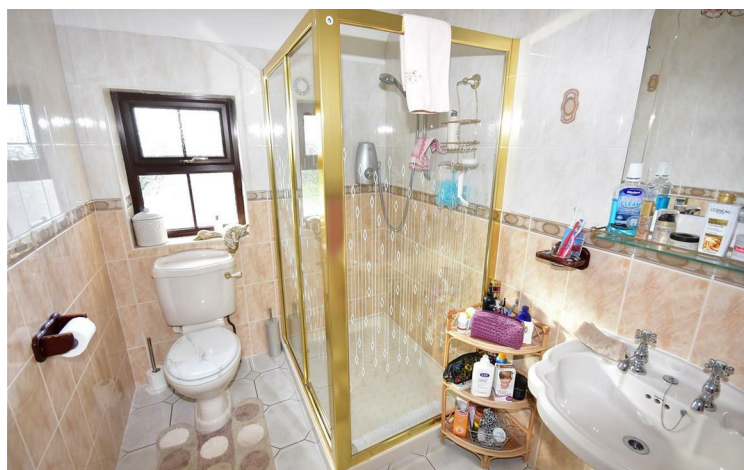
(max) Mahogany effect PVC double glazed dual aspect windows. Double radiator. Open archway to;

ENSUITE DRESSING 11'6" x 7'5"

Mahogany effect PVC double glazed windows. Double radiator. Access to:

ENSUITE SHOWER ROOM

Ivory coloured suite comprising low flush W/C. pedestal wash hand basin and spacious shower cubicle with sliding door and 'Aqualisa' power shower unit. Extractor fan. Fully tiled walls and floor. Single radiator. Mahogany effect PVC double glazed window.



BEDROOM 2 12'6" x 11'2"

Built-in wardrobe with double doors and storage above. Vanity area with mirror. Mahogany effect PVC double glazed window. Single radiator



BEDROOM 3 12'8" x 10'11"

Superb views. Single radiator.



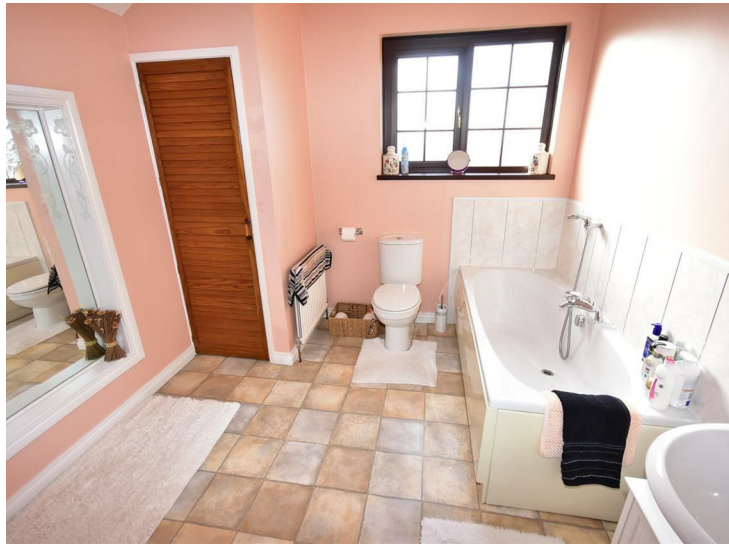
BEDROOM 4 12'4" x 9'5"

Original cast iron fireplace with tiled inset and hearth. Built-in wardrobe. Single radiator.



BATHROOM 12'2" x 9'5"

Modern white suite comprising panelled bath with offset mixer taps and shower attachment. Push button low flush W/C and pedestal wash hand basin. PVC panelled shower cubicle with "Triton" electric shower and pivot door. Part PVC panelled walls. Double radiator. Hotpress with copper cylinder, "Willis" type immersion heater. Shelving above.



OUTSIDE

Three entrance points comprising double entrance gates with concrete drive to substantial parking and rear yard area. Additional access via second driveway to road. Extensive garden to front and side in neat lawn extending to just over 1 1/3 acres with mature trees and hedging. Separate pedestrian access to front. Large paved patio to side with low level walling and steps up to the garden. PVC tank. Extended concrete parking to side. Outside tap and light.

ATTACHED WORKSHOP 31'7 x 17'3

Power and light. Partial storage above.

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		
(55-68) D		
(39-54) E	44	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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