

12a The Diamond Road, Crumlin, BT29 4DB



**PRICE Offers Over
£514,950**

>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 architecturally designed bespoke five bedroom detached chalet style home extending to 3,840 Sq.Ft. with detached double garage and fully renovated original stone cottage located within the beautifully landscaped gardens. Offering a stunning family home with superb sun orientation, delightful views over open countryside and an opportunity to work from home in a very well appointed garden office with W/C, this property is located 7 miles from Antrim, 4.2 miles from Belfast International Airport and 2.7 miles from the centre of Crumlin where all local amenities and transport facilities are readily accessible.

Finished to an exceptionally high standard both inside and out, the property boasts a beautifully appointed open plan kitchen with informal living and dining area complete with Cathedral style windows to the gable end, free standing cast iron stove and partial vaulted ceiling with superb Minstrel's Gallery above. In addition to a full range of luxury in-frame high and low level kitchen units and large centre island the property also benefits from a ground floor W/C and utility located just off the main kitchen.

For special occasions the property offers a generous lounge with free-standing cast iron stove while the ground floor bedroom accommodation and family bathroom are located within a self contained corridor for additional privacy. All the bedrooms are suitable for double beds with the three on the ground floor boasting built-in wardrobes and an ensuite shower room to the master.

With two additional double bedrooms to the first floor complimented by twin dressing areas to the main bedroom and a well appointed shower room off the spacious landing.

Only on full internal inspection can one begin to appreciate the quality of this stunning family home with an incredibly rare "A" rated Energy Performance Certificate.

Early viewing strongly recommended.

FEATURES

- Spacious entrance hall open to stairwell with vaulted ceiling, feature glazing and open tread oak staircase
- Lounge 18'3 x 16'5 with dual aspect windows and feature free-standing glass fronted multi solid fuel stove / Solid wood floor
- Open plan kitchen, living and informal dining area with vaulted ceiling, feature cathedral style glazing and open to minstrel's gallery / PVC double glazed French doors / Polished porcelain fully tiled floor
- Full range of coloured in-frame high and low level wall units / Inglenook recess with space for range style cooker / Integrated larder fridge and dishwasher / In-frame oak low level units to centre island with four seat breakfast bar / "Belfast" sink
- Rear hall with access to ground floor W/C / Spacious utility room with range of high and low level units / Walk-in cloaks/storage cupboard
- Bedroom corridor with access to three double bedrooms / Master with ensuite shower room / All with built-in wardrobes / Family bathroom with free-standing bath, feature taps, "his 'n hers" sink units and walk-in shower area with glazed screen
- First floor landing with spacious vanity area / Two walk-in storage cupboards / Access to Minstrel's Gallery 15'6 x 14'10 overlooking the informal living and dining area / Polished chrome railings with glass balustrade
- Two further bedrooms / One with partially open twin dressing areas complete with hanging space and shelving / Separate shower room with modern white suite to include easy access shower area and low flush W/C
- Oak effect PVC double glazed windows / Triple glazed to cathedral windows in the informal living and dining area / Oil-fired central heating / Owner owned solar panels for solar water heater / Seamless aluminium guttering / Security alarm / Electric gates
- Generous well landscaped site in neat gardens and extensive patio areas / Detached stone built original cottage fully renovated as working from home space with W/C

ACCOMMODATION

Hard wood feature entrance door with square port lights and side lights to:

SPACIOUS ENTRANCE HALL

Solid wood floor. Double radiator. Solid oak open tread stair case to first floor with fluted balustrading. Double and single radiators. Low level lighting. Feature window and semi-vaulted ceiling to stair well.

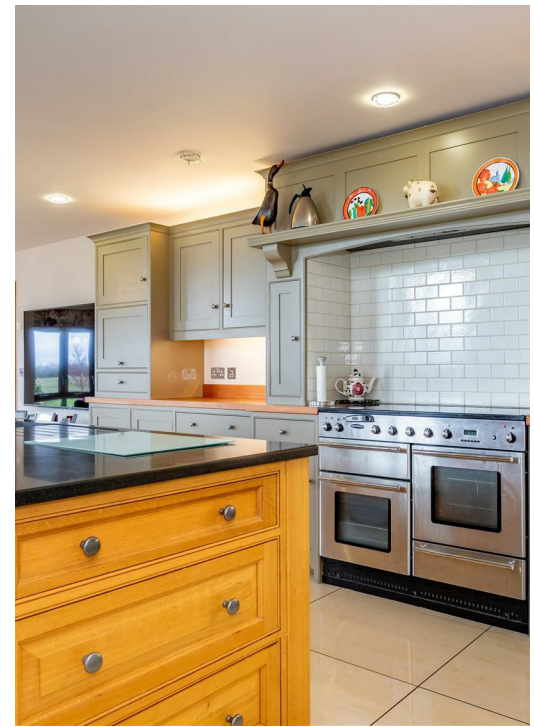
LOUNGE 18'3 16'5 (5.56m 5.00m)

Feature free standing glass frosted multi solid fuel stove with exposed flue and toughened glass oval shaped hearth. Wall mounted TV point. Solid wood floor. Dual aspect windows. Two upright designer radiators.



OPEN PLAN KITCHEN INTO INFORMAL LIVING/DINING 29'7 x 25 (9.02m x 7.62m)

Full range of coloured in frame solid wood high and low level units finished in "Farrow and Ball" with button handles and contrasting solid teak work surfaces and up-stands. "Inglenook" style recess with space for range style cooker. Over head extractor canopy. Integrated larder fridge. Centre island in light oak in frame low level units and drawer sets. Matt finish "quartz" work surfaces and fluted drainer with inset ceramic "Belfast" style sink . Antique style taps with retractable push button "hose" tap. Integrated dish washer. Retractable pop up electric socket bank. Four seater breakfast bar. Polished porcelain fully tiled floor. Two upright designer radiators. Free standing, double glass fronted cast iron multi solid fuel stove with exposed flue to vaulted ceiling. Feature triple glazed gable end windows. Oak effect PVC double glazed French doors. Low voltage down lights. Two low level floor radiators. Open vaulted ceiling to gallery landing with stainless steel hand rail and glass balustrade.



REAR HALL

Polished porcelain fully tiled floor. Single radiator. Hard wood door to rear with double glazed square insets.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and half pedestal wall mounted wash hand basin with "monobloc" mixer taps and tiled splash back. Polished porcelain fully tiled floor. Single radiator.

UTILITY 8'5 x 8' (2.57m x 2.44m)

Full range of cream coloured high and low level units with feature "wooden button" handles and contrasting butchers block effect work surface. Single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine and above counter tumble dryer. Polished porcelain fully tiled floor. Single radiator. Access to large cloak/storage cupboard.



GROUND FLOOR BEDROOM CORRIDOR

Walk-in hot press with pressurised tank linked to the solar powered water heater system. Shelving above. Solid wood floor. Single radiator. Low level recessed floor lights.

BEDROOM 1 14'7 x 14'3 (4.45m x 4.34m)

Dual aspect windows. Double radiator. Door to built-in wardrobe. Frosted glass door to;

ENSUITE WETROOM 7'6 x 4'8 (2.29m x 1.42m)

Modern white suite comprising push button low flush W/C and modern wash hand basin on "floating" shelf with spout style "monobloc" mixer taps and chrome gully trap below. Fully tiled walls and mosaic tiled floor with centre gully for open shower area with thermostatic shower unit comprising fixed square head drench shower and wall mounted hand held shower. PVC ceiling. Air filtration system. Polished chrome heated towel rail.



BEDROOM 2 15'4 x 10'8 (4.67m x 3.25m)

Built-in wardrobe with sliding opaque glass doors. Double radiator. Walk-in wardrobe with shelving.

BEDROOM 3 14'2 x 13'3 (4.32m x 4.04m)

to include built-in wardrobe with sliding part mirrored and part opaque doors. Built-in corner desk and matching bedside cabinet. Single radiator. Door to built-in wardrobe.



BATHROOM 14'2 x 9'8 (4.32m x 2.95m)

Modern white suite comprising double ended free standing bath with off-set contemporary style "stand pipe" taps and shower attachment. Twin moulded wash hand basins on vanity shelf with storage below and "monobloc" mixer taps. Push button low flush W/C. Easy access shower area with mosaic tiled floor, central gully trap and glazed screen. Thermostatic shower unit with square set drench head shower. Low voltage down lights. Air filtration system. Fully tiled floor and walls. Polished chrome heated towel rail. Double radiator.



FIRST FLOOR SPACIOUS LANDING

Double radiator. Access to eaves storage. "Velux" double glazed roof light. Vanity area with space for seating. Two walk-in storage cupboards.



MINSTRALS GALLERY 15'6 x 14'10 (4.72m x 4.52m)

Double glazed "Velux" roof lights. Double radiator. Polished chrome hand rails and glazed balustrade overlooking informal living and dining area below.



SHOWER ROOM 9'10 x 5'2 (3.00m x 1.57m)

Modern white suite comprising push button low flush W/C and moulded wash hand basin on wall mounted vanity unit with storage below and stand pipe style mixer taps. Tiled splash back. Fully tiled shower cubicle with glazed screen and thermostatic shower unit with drench head and "pencil" hand shower. Fully tiled floor. "Velux" double glazed roof light. Low voltage down lights. Air filtration system. Double radiator.

BEDROOM 4 24'3 x 15'8 (7.39m x 4.78m)

to include partially open "his 'n hers" walk-in dressing areas with extensive shelving and hanging space. Low voltage down lights. Gable end escape window and two double glazed "Velux" roof lights. Wall mounted TV point. Low voltage down lights. Two feature designer upright radiators.



BEDROOM 5 16'5 x 12'5 (5.00m x 3.78m)

(max) Gable end window. High level TV point. Double radiator.

OUTSIDE

Shared concrete laneway to double pillars with feature electric gates opening onto white stoned driveway with parking for ten plus cars. Victorian style driveway lights. Tegula brick forecourt to double garage leading on to circular tegula brick patio area and pathway leading to BBQ area with brick built BBQ and circular patio area with trellis. Extensive gardens to front, side and rear in neat lawn, kerbed edging, laurel hedge and natural field hedge. Portion of ranch fencing. Some young specimen trees. Grey slate effect patio area to side of house with matching steps and inset "bullet" lights. Outside tap. Galvanized, pref-fabricated oil-fired boiler house.



DETACHED DOUBLE GARAGE 19'3 x 12'5 (5.87m x 3.78m)

Twin roller shutter doors. Power and light. Integrated taps. Gable end windows. Hard wood service door with double glazed port light. Timber lean-to log store to rear of garage. PVC oil tank.



COTTAGE 14'5 x 12'8 (4.39m x 3.86m)

(to include W/C) Solid wood floor. Cast iron multi solid fuel stove. Electric wall mounted radiator. Low voltage down lights. Moulded wash hand basin on glass topped vanity unit with storage below and mixer taps. Double glazed sliding patio doors.

Access to enclosed W/C and wash hand basin with cold water tap, "Redring" hot water geezer and storage below. Tiled floor.

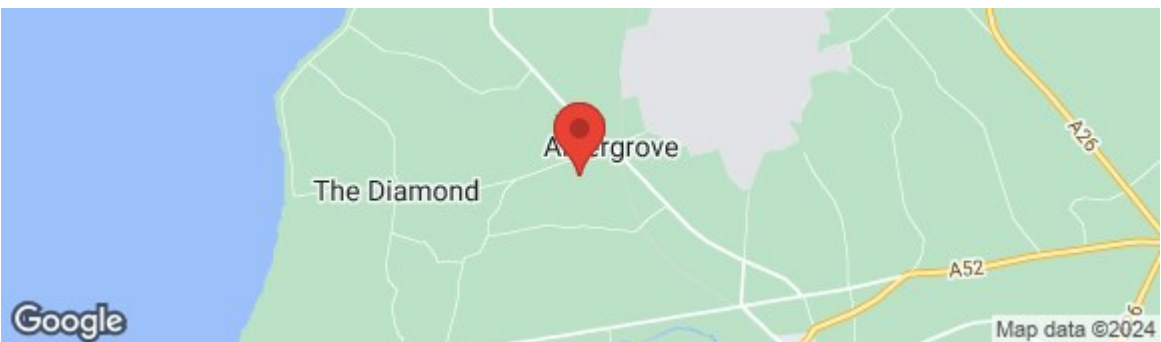
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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



Total area approx. 402.5 sq. metres (4022.9 sq. feet)
12a The Diamond Road, Aldergrove

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	94
(81-91) B			
(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	



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.

