

8 Ballysculty Road, Antrim, BT41 4QU



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Welcome to this charming property located on Ballysculty Road, just off the Seven Mile Straight and occupying a large, mature, and elevated site offering views over the open countryside.

Boasting a generous 2,742 Sq.Ft. of living space, (including garages), this property provides ample room for comfortable living. The house features three spacious double bedrooms, perfect for a growing family or for those in need of extra space one of the standout features of this property is the ideal opportunity it presents to convert the garages, subject to necessary approvals. This offers the potential to further enhance the living space and tailor it to your specific needs and preferences.

Nestled in a tranquil rural location, this property provides a peaceful retreat from the hustle and bustle of city life. The close proximity to the local primary school makes it an ideal location for families with young children, offering convenience and a sense of community.

If you are looking for a spacious home with the potential to create your own bespoke living space in a serene countryside setting, then this property on Ballysculty Road is the perfect choice for you. Don't miss out on this fantastic opportunity to own a spacious bungalow in such a sought after location.
Early viewing strongly recommended.

FEATURES

- Covered open entrance area with access to entrance porch with feature arched window / Mostly glazed French doors through to spacious Entrance Hall
- Lounge 17'9 x 15'8 with "Stanley" glass fronted fire and ornate mahogany surround
- Kitchen with informal dining area 21'6 x 15'9 with full range of light oak high and low level units / Integrated dishwasher, fridge and freezer / Space for "range style" cooker / Access to;
- Sunroom 13'4 x 13' with semi-vaulted wood strip ceiling / Corner brick built fireplace with inset multi-solid fuel stove / PVC double glazed door to rear patio
- Rear hall with access to Utility room to include W/C and shower cubicle
- Three large double bedrooms / One with full range of built-in bedroom furniture
- Family bathroom with white suite to include corner bath and large format, low threshold fully tiled shower cubicle and thermostatic shower unit
- Mahogany double glazed windows to the main bungalow with mahogany effect PVC to the Sunroom / Oil-fired central heating / Security alarm / PVC fascia and soffits / Seamless aluminium guttering
- Pavier brick drive to front, side and rear with substantial parking / Access to attached carport with single garage beyond and double garage beside
- Large, elevated and mature site with views over surrounding countryside / Generous garden space in neat lawn, mature shrubs, specimen trees and conifer hedging

ACCOMMODATION

Open fronted archway to:

OPEN ENTRANCE PORCH

With fully tiled floor and double glazed window to one side. Hardwood four panel door with double glazed bevelled glass side lights to:

ENTRANCE FOYER 7'10 x 6'3 (2.39m x 1.91m)

Solid wood floor. Feature arched double glazed window to one side. Hard wood mostly glazed French doors and side lights to:

ENTRANCE HALL 14'6 x 9'1 (4.42m x 2.77m)

"Karndean" light Oak effect flooring with Walnut coloured edging. Double radiator. Access to loft via fold out wooden ladder. Walk-in hot press with insulated copper cylinder tank and shelving. Pressurized bubble.



LOUNGE 17'9 x 15'8 (5.41m x 4.78m)

Ornate mahogany fire surround with contrasting marble inset and hearth. "Stanley" glass fronted inset stove. Twin wall light points. Corniced ceiling and centre rose. Double radiator.



KITCHEN WITH INFORMAL DINING 21'6 x 15'9 (6.55m x 4.80m)

Full range of light oak high and low level units with feature handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit with mixer taps. Space for range style cooker with matching splash back, up stands and window cills. Over head extractor. Integrated dish washer, fridge and freezer. Fully tiled floor. Double radiator. Low voltage down lights. Access to rear hall. Mahogany 8 panel bevelled glass French doors to:



SUN LOUNGE 13'4 x 13' (4.06m x 3.96m)

Feature corner brick built fire place with reclaimed pitch pine mantle and display shelving. Polished concrete hearth with multi solid fuel stove. Semi-vaulted ceiling finished in woodstrip. "Karndean" wood effect flooring. Dual aspect mahogany effect PVC double glazed windows and mahogany effect PVC double glazed ledged glass door to rear. Double glazed side lights. Two double radiators.



REAR HALL

Fully tiled floor and walls. Access to cloak cupboard. Hard wood door with leaded glass insets to kitchen/dining. Hard wood single glazed door to car port.

UTILITY 11'9 x 7'8 (3.58m x 2.34m)

to include W/C and shower cubicle. Low level storage cupboard with complimentary work surfaces. Single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine with storage cupboard. Fully tiled floor and walls. Open to:

SHOWER CUBICLE

Cubicle door frame in place but no shower unit. Fully tiled walls.

GROUND FLOOR W/C

Brown coloured low flush W/C. Fully tiled floors and walls.

BEDROOM 1 15'11 x 11'10 (4.85m x 3.61m)

Single radiator.



BEDROOM 2 14'4 x 12'3 (4.37m x 3.73m)

Full range of Birch coloured bedroom furniture comprising double and single wardrobes, corner wardrobe, drawer sets and vanity area with adjoining mirror. High level storage cupboard and open shelving. Single radiator.



BEDROOM 3 16'8 x 10'9 (5.08m x 3.28m)

Single radiator.



BATHROOM 11'8 x 6'9 (3.56m x 2.06m)

White suite comprising corner bath with feature mixer taps, low flush W/C and pedestal wash hand basin with feature mixer tap. Large format low threshold hold rectangular fully tiled shower cubicle with glazed screen and door. "Aqualisa" thermostatic shower unit. Low voltage down lights. Extractor fan. Fully tiled floor and walls with decorative border. Polished chrome heated towel rail.



OUTSIDE

Double entrance pillars and low level walling to pavier brick driveway with kerbed edging. Generous parking to front with further access via decorative gates to pavier brick rear yard area with parking for up to six cars. Access to double garage and open carport with single garage beyond.

Extensive gardens to front side and rear in neat lawn, pink stone display and well stocked borders. Mature specimen trees, conifer trees and hedging. Paved patio and timber decked area leading to timber garden room (may be purchased via separate negotiation).

Fully tiled covered half car port. with access to garage beyond. Outside tap. Access to integrated boiler house.

ATTACHED GARAGE 15'44 x 11'9 (4.57m x 3.58m)

Roller shutter door. Gable end window. Meter cupboard. Power and light.

DOUBLE GARAGE 26'3 x 25'5 (8.00m x 7.75m)

HI-top roller shutter door. Access to loft area.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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



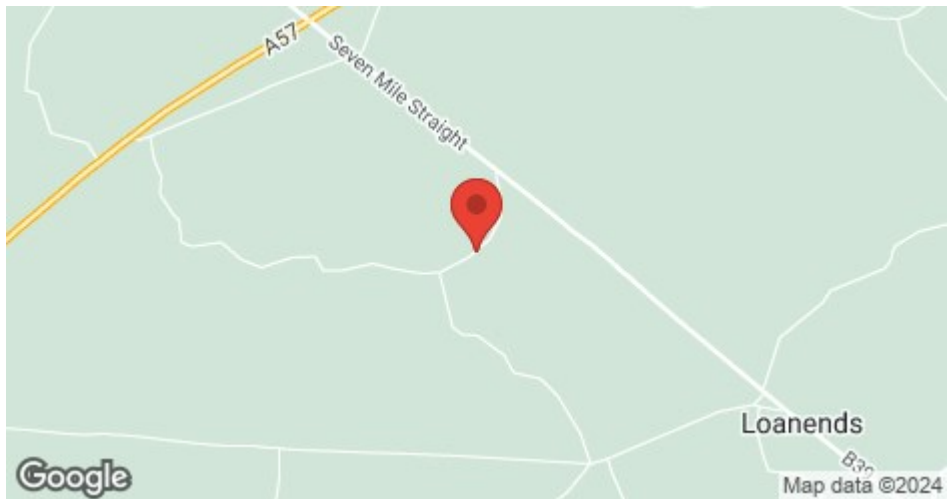


Total area approx. 264.8 sq. metres (2742.7 sq. feet)
 Photographs taken by the agent on 11/04/2024
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	



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