



FOR SALE

16 Kilgavanagh Road

Antrim, BT41 2LJ

Offers over £349,950



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, Antrim, BT41 2LJ

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Nest Estate Agents are thrilled to bring to market this stunning family home on an impressive 0.75 acre site. In addition to this there is 0.8 acre of land included in this sale - perfect for those seeking extra space and opportunities.

Internally there are four bedrooms - master with ensuite, three reception rooms, four piece family bathroom suite and a separate utility room.

Externally the property offers bags of potential- laid in lawns, patio area, vegetable patch and mature shrubbery.

Situated on the Kilgavanagh Road in Antrim the property offers ease of access to main routes to and from Belfast City Centre and other surrounding towns such as Ballymena and Randalstown.

We anticipate that this unique home will attract a lot of interested parties and early inspection is strongly recommended.

HALLWAY

15'1 x 5'10 (4.60m x 1.78m)

Hardwood front door with glazed side panels. Laminate wood effect flooring. Ornate ceiling details. Access to roofspace.

STORAGE

6' x 2' (1.83m x 0.61m)

STORAGE

8'9 x 2'3 (2.67m x 0.69m)

STORAGE

3'2 x 2'2 (0.97m x 0.66m)

LIVING ROOM

17'7 x 11 (5.36m x 3.35m)

Feature open fire with wood ornate surround and

mantle. Tiled hearth and insert. Laminate wood effect flooring.

DINING ROOM

9'9 x 9'9 (2.97m x 2.97m)

Laminate wood effect flooring.

FITTED KITCHEN OPEN PLAN TO DINING AREA

27'9 x 10'4 (8.46m x 3.15m)

Range of high and low level units with contrasting worktops. Integrated oven and grill. Electric hob. Integrated extractor fan. Stainless steel with drainer and mixer taps. Tiled splashback. Space for fridge. Tile effect vinyl floor

Feature fire with tiled surround and contrasting mantle. Tiled hearth. Lino flooring. Double doors leading to rear garden.

BEDROOM 1

10'10 x 15'2 (3.30m x 4.62m)

Laminate wood effect flooring.

STORAGE

3'3 x 6'3 (0.99m x 1.91m)

ENSUITE

4'8 x 9' (1.42m x 2.74m)

Fully enclosed shower unit with mains shower. Low flush W.C. Pedestal wash hand basin. Lino flooring. Tiled walls. Extractor fan.

UTILITY

6'6 x 5'9 (1.98m x 1.75m)

Low level unit with contrasting worktops. Space for washing machine. Space for dryer. Stainless steel sink unit with drainer and mixer taps. Tiled splashback. Tiled floor.

Tel: 02893438090

FAMILY BATHROOM

10'1 x 9' (3.07m x 2.74m)

Four piece suite comprising paneled bath with mixer taps. Low flush WC. Pedestal wash hand basin with mixer taps. Fully enclosed mains shower unit. Tiled walls. Lino flooring.

BEDROOM 2

11'8 x 12' (3.56m x 3.66m)

Built in wardrobe. Laminate wood effect flooring.

STORAGE

5'3 x 1'9 (1.60m x 0.53m)

BEDROOM 3

10'4 x 10'8 (3.15m x 3.25m)

Laminate wood effect flooring.

BEDROOM 4

10'8 x 9'8 (3.25m x 2.95m)

Laminate wood effect flooring.

ROOFSpace

Suitable for potential 3 bed 1 bath conversion, access via ladder. Partial plumbing and electric.

GARAGE

24'7 x 12'6 (7.32m x 3.81m)

Power and light. Roller shutter. Additional room at the back of the garage has both power and water (hot and cold) offering great potential and a range of uses such as workshop/ dog grooming facilities.

OUTSIDE

Entrance pillars leading to pebbled driveway with parking for several vehicles. Extensive gardens bordered by fence and mature shrubbery. Patio sitting area to the rear. Vegetable patch. Outdoor tap. Outdoor light.

circa 0.75 acre garden with an additional 0.8 acre field.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property?
Contact Nest Mortgages on 02893 438092.



Road Map



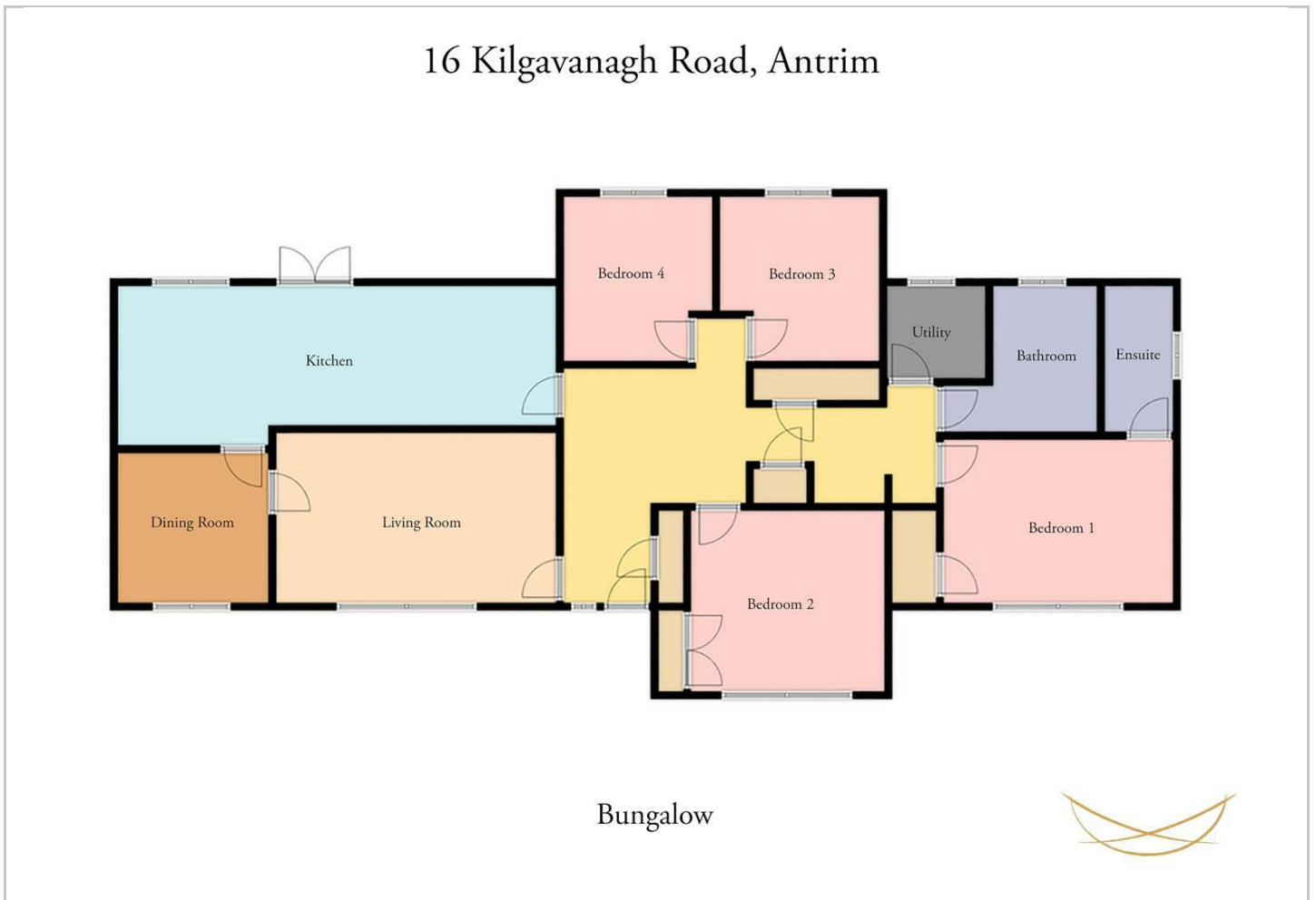
Hybrid Map



Terrain Map



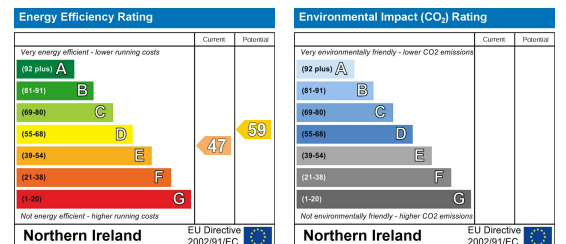
Floor Plan



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.