

## 54 Knockmoyle Drive, Antrim, County Antrim, BT41 1HE



### PRICE Offers Over £229,950

This is an incredibly rare opportunity to purchase a beautifully presented and deceptively spacious three bedroom split level bungalow with attached garage. Occupying a large, private and mature site in this sought after residential location close to Antrim town centre with all local amenities and transport facilities.

The large site, benefits from superb sun orientation for those who enjoy long, lazy afternoons in the garden. With level access from the rear, the garden is sizable enough to allow for further extension (subject to necessary approvals). Finished to a high standard both inside and out, this property is ideal for those who want generous room proportions.

Only a visit will allow you to appreciate all this home has to offer.

Early viewing strongly recommended.

**>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





## FEATURES

- Entrance hall with solid wood floor
- Lounge 13' x 12'11" with solid wood floor and feature multi fuel stove through to;
- Dining room 10'1" x 9'11"
- Kitchen with full range of two tone "Shaker" style high and low level units and integrated dishwasher, hob and eye level double oven
- Sun porch 9'8" x 5' to rear
- Three well proportioned double bedrooms / Bedroom 2 with built-in wardrobe and work station
- Shower room with luxury suite to include corner quadrant shower cubicle and bidet
- PVC double glazed windows and external doors / Gas fired central heating
- Tarmac drive to attached split level garage 23'4" x 12' Additional Binding drive to rear
- Mature landscaped gardens and patio area / Generous side garden suitable for substantial extension (subject to necessary approvals)

## ACCOMMODATION

Covered open entrance porch. PVC double glazed door and sidelight to;

### ENTRANCE HALL

Solid wood floor. Low voltage down lights. Cloaks cupboard. Single radiator.

### LOUNGE

**13' x 12'11" (3.96m x 3.94m)**

Recently installed multi fuel stove with granite hearth. Wall light points. Ceiling cornice. Double radiator. PVC double glazed doors to beautifully landscaped rear garden. Solid wood floor through open archway to;

### DINING

**10'1" x 9'11" (3.07m x 3.02m)**

Corniced ceiling. Double radiator.

### KITCHEN

**16' x 9'8" (4.88m x 2.95m)**

Full range of two tone "Shaker" style high and low level units with contrasting work surfaces. "Neff" eye level double oven / grill and induction hob, integrated dishwasher, microwave and American style fridge freezer. Stainless steel single drainer sink unit and mixer tap. Larder unit and large storage cupboard. 'Eye ball' downlights. Single radiator. Eight pane bevelled glass door to;



## SUN PORCH

9'8 x 5' (2.95m x 1.52m)

Fully tiled floor. Low voltage downlights. Plumbed for utilities. PVC double glazed windows and door to rear. Double radiator.

## BEDROOM 1

13'2 x 8'10 (4.01m x 2.69m)

Wood laminate floor. Single radiator.

## BEDROOM 2

11'11 x 10' (3.63m x 3.05m)

Built-in wardrobes and work station with drawer set and shelving. Wood laminate floor. Single radiator.

## BEDROOM 3

10' x 10' (3.05m x 3.05m)

Wood laminate floor. Single radiator.

## BATHROOM

Luxury suite comprising fully tiled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Push button low flush W/C and moulded wash hand basin in vanity unit with "monobloc" mixer taps and storage below. Separate bidet. Inset storage. Fully tiled walls with decorative border and insets. Fully tiled floor. Linen cupboard with shelving and louvered door. Heated towel rail.

## OUTSIDE

Tarmac drive to front with off street parking for two cars. Additional blinding driveway to the rear. Access to;

## GARAGE

23'4 x 12' (7.11m x 3.66m)

Electrically operated roller shutter door. Power and light. Plumbed for washing machine and space for dryer. Gas-fired boiler. "Belfast" style sink. Hardwood part glazed door to rear.

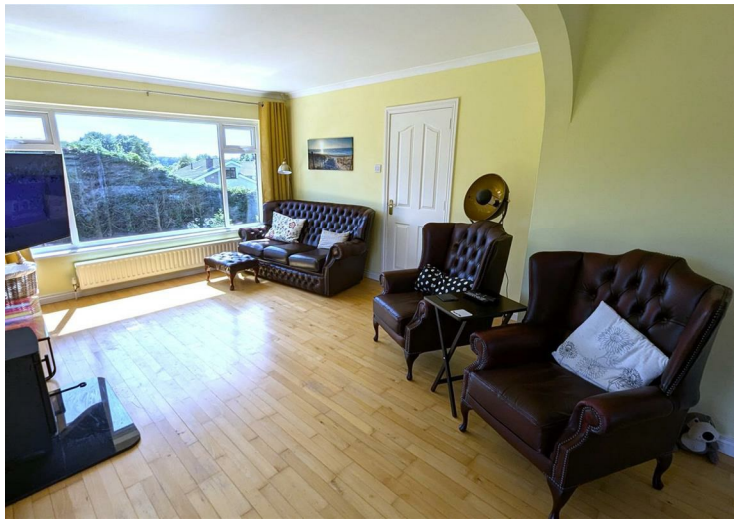
Outside tap. Steps to rear garden. garden in neat lawn and paved pathway. Mature beech, laurel and conifer hedging.

## GARDEN

Garden in neat lawn and paved pathway. Mature beech, laurel and conifer hedging. Garden to front in well maintained shrub display. Large side garden with exceptional sun orientation (suitable for a generous extension subject to necessary approvals) in neat lawn with paved and stoned pathway. Well stocked borders. Mature conifer hedge. Raised and paved patio area with glass and timber garden house. Decorative brick edging. Pedestrian opening to Knockmoyle.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

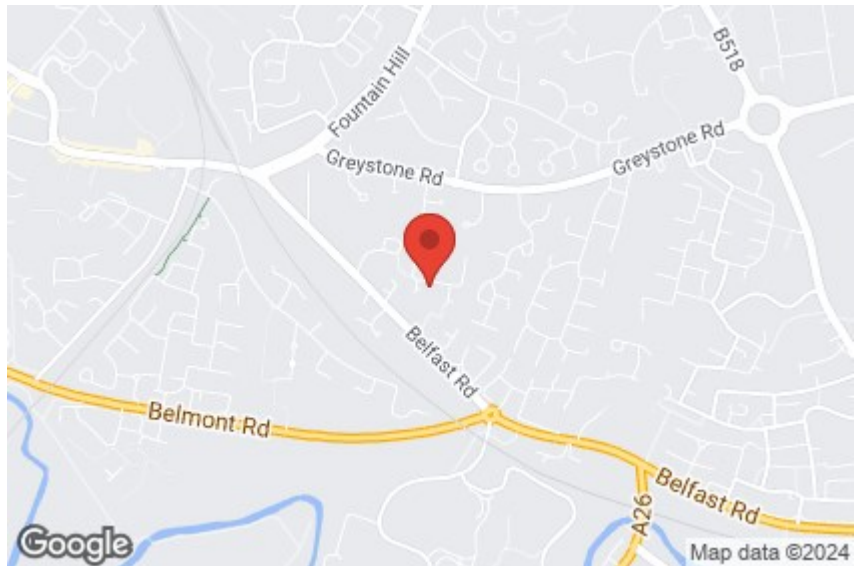






**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>72</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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.

**PRS** Property Redress Scheme