

103 The Meadows, Randalstown, Antrim, BT41 2JD



PRICE Offers Over £179,950

This is an incredibly rare opportunity to purchase a well presented and deceptively spacious three bedroom semi-detached house with a converted garage adding a utility room, ground floor WC and an office/study. Occupying a generous, well stocked site with a beautifully landscaped garden to the rear and tegula brick off-street parking to the front. Finished and presented to a high standard throughout, this property should appeal to a wide range of potential purchasers, and especially those in need of well proportioned accommodation at a realistic price. With the additional benefit of a fully fitted kitchen, sunroom, three well proportioned bedrooms and an ensuite to the master, this property can only be properly appreciated following full inspection.

Early viewing strongly recommended.

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BT36 5EU
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FEATURES

- Entrance hall with solid wood floor / Staircase to first floor
- Living room 14'7" x 13'3" with feature fire / Wood laminate flooring
- Kitchen with informal dining / Double glazed sliding patio doors to sunroom
- Full range of solid oak high and low level kitchen units
- Sunroom 11'8" x 8'9" with wood laminate flooring and PVC double glazed door to rear garden
- Separate utility with space for washing machine / dishwasher / fridge and freezer
- Ground floor office/study and ground floor WC
- Three well proportioned bedrooms / Master with ensuite
- Three piece family bathroom with panel bath and shower over
- Oil-fired central heating / PVC double glazed windows and external doors / PVC soffits and fascia boards

ACCOMMODATION

Tegula brick paved driveway to front with side by side parking for up to four cars. Four panel front door too:

ENTRANCE HALL

Welcoming entrance with polished solid wood flooring. Staircase to first floor with moulded handrail and painted and turned balustrading. Understairs storage cupboard. Single radiator.

LIVING ROOM

14'7" x 13'3" (4.450 x 4.046)

Feature fireplace with ornate marble surround and polished granite hearth. Wood laminate flooring. Double radiator.

KITCHEN / INFORMAL DINING

19'9" x 9'9" (6.021 x 2.973)

Fully fitted range of solid oak high and low level kitchen units with complimentary worktops and splashback tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Space for cooker with hooded overhead extractor fan. Slate tiled flooring to kitchen and solid wood flooring to the dining area. Single radiator. Double glazed sliding patio door too:

SUNROOM

11'8" x 8'9" (3.58 x 2.67)

Wood laminate flooring. Double radiator. PVC double glazed door to the rear garden.

UTILITY ROOM

'Butcher' bloc style worktops and contrasting splashback tiling. Single drainer stainless steel sink unit with chrome mixer tap. Space for washing machine, dishwasher, fridge and freezer. Ceramic floor tiling. PVC double glazed door to the rear garden.

GROUND FLOOR WC

Modern white suite comprising a low flush push button WC and a pedestal wash hand basin with chrome mixer tap. Ceramic floor tilling. Single radiator.

OFFICE / STUDY

9'6" x 7'7" (2.901 x 2.328)

Access to partially floored loft with lighting and accessed through a 'Slingsby' ladder. Wood laminate flooring. Double radiator.

FIRST FLOOR LANDING

Hotpress with insulated copper cylinder and shelved storage. Access to floored loft with 'Slingsby' ladder. Wood laminate flooring. Double radiator.

BEDROOM 1

12'2" x 11'8" (3.73 x 3.56)

Wood laminate flooring. Single radiator.

ENSUITE

Three piece suite comprising an enclosed shower with 'Aqualisa' thermostatic shower and partially glazed sliding door. Low flush WC and pedestal wash hand basin with chrome hot and cold taps. Velux window. Partially tiled walls and fully tiled floor. Single radiator.

BEDROOM 2

12'4" x 10'2" (3.78 x 3.12)

Wood laminate flooring. Single radiator.

BEDROOM 3

9'1" x 9'1" (2.79 x 2.77)

Integrated over stairs storage cupboard. Single radiator.

FAMILY BATHROOM

Three piece cream suite comprising a panel bath with gold 'Victorian' style hot and cold tap, 'Triton' thermostatic shower over and partially glazed screen. Wash hand basin with gold 'Victorian' style hot and cold taps. Low flush WC. Velux window. Partially tiled walls and fully tiled flooring. Single radiator.

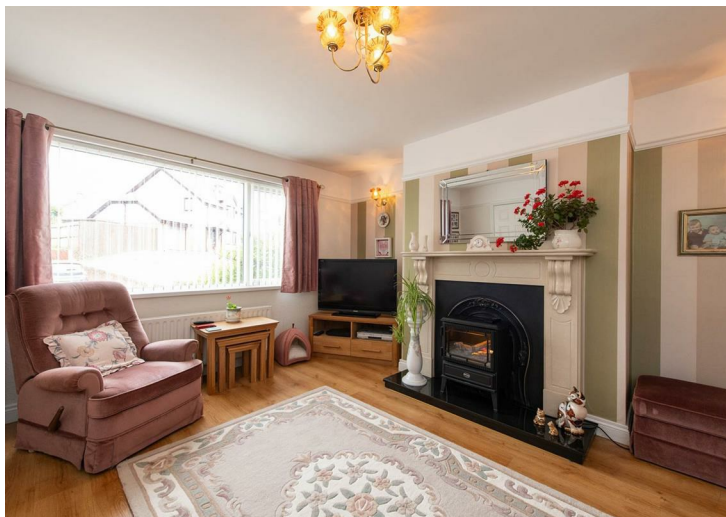
OUTSIDE REAR

Fully enclosed rear garden with mixed stone bedding, paved patio. Well stocked flower bedding, shrubs and trees. PVC oil tank and Oil boiler house.

PVC double glazed windows and external doors. PVC soffits and Facia boards.

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	58	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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