



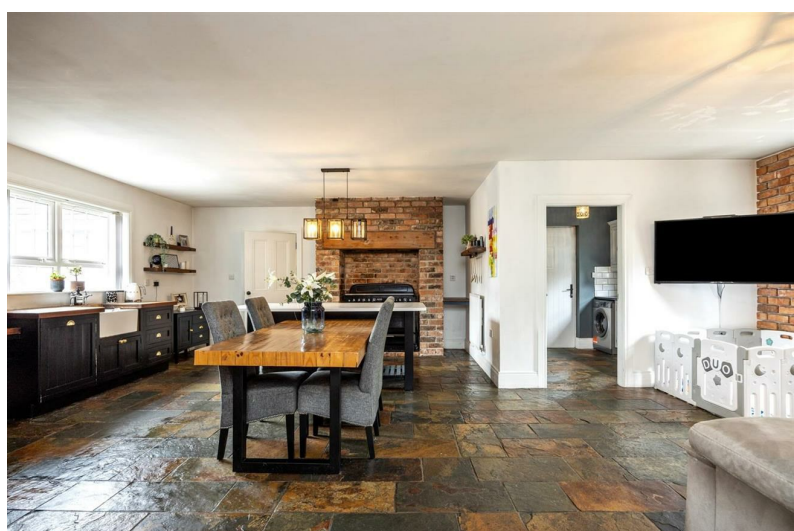
**SALE AGREED**

## Dwelling Plus Two Bedroom Annex At, 51 Chapeltown Road, Antrim, BT41 2LN

- Impressive Detached Family Home
- Kitchen Through Living / Dining Room
- Adjoining Two Bedroom Annex
- Generous Driveway Area & Mature Gardens
- PVC Double Glazing; Oil Heating
- Five Bedroom; Five+ Reception
- Shower Room; Utility; Furnished Cloakroom
- Lounge; Open Plan Kitchen/Dining/Sitting Room
- Double Garage & Attached Single Garage
- c.2.20 Acre Site; Convenient Location

Offers Over **£575,000**

EPC Rating D





51 Chapeltown Road, Antrim, BT41 2LN



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Wood grain effect, composite double doors with double glazed arched fanlight over and twin PVC double glazed windows either side. Chinese slate tile flooring. Open arch into:

#### RECEPTION HALL

Central staircase leading to first floor. Wood strip effect tiled flooring. Ornate, cast iron open fire with slate tile hearth. Access to under stairs store. Part wood panelled walls.

#### LIVING ROOM 16'7" x 13'7"

Twin windows to front elevation. Open fire in cast iron focal point fireplace with slate tiled hearth.

#### DINING ROOM 15'7" x 12'7"

Twin windows to front elevation. Wood laminate floor covering.

#### SUN LOUNGE 15'7" x 12'8"

Engineered timber flooring. Dual aspect, twin PVC double glazed windows. Feature, brick built, inglenook style fireplace with cast iron, multi fuel burning stove. Feature vaulted ceiling and sleeper beams.

#### BEDROOM 5 13'4" x 10'4"

Picture window to side elevation.

#### WETROOM STYLE SHOWER ROOM 9'1" x 9'0"

Wetroom style shower, vanity unit and WC. Electric shower unit and glass shower screen. Non slip vinyl flooring.



## **KITCHEN THROUGH LIVING / DINING ROOM 24'5" x 24'5"**

**(wps)**

Country style, fitted kitchen with range of high and low level storage units with solid wood work surface. Ceramic sink unit. Breakfast bar island with contrasting granite work surface. Brick built, inglenook style recess with sleeper beam mantle inset and space for range oven. Chinese slate tile flooring. Dual aspect windows. Cast iron, wood burning stove set on raised tiled hearth. Access to walk in larder store with integral shelving, space for fridge freezer, sensor lighting, power, and Chinese slate tile flooring.

## **UTILITY ROOM 8'8" x 7'8"**

Range of high and low level storage units and contrasting, melamine work surface. Stainless steel 1.25 bowl sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Splashback tiling to work surface area. Chinese slate tile flooring. Wood grain effect, composite rear door.

## **REAR HALL**

Wood grain effect, composite door leading to driveway area. Chinese slate tile flooring. Part wood panelling to walls. Open arch to spiral stairwell, leading to first floor. Access into garaging and family room.

## **FURNISHED CLOAKROOM**

White, two piece suite comprising pedestal wash hand basin and WC. Part tiled walls. Chinese slate tile flooring.

## **OFFICE / STUDY 8'9" x 6'9"**

Chinese slate tile flooring.

## **GAMES ROOM / FAMILY ROOM 19'11" x 13'8"**

Picture window to rear elevation. PVC double glazed, French patio doors leading to garden. Wood laminate floor covering.

## **FIRST FLOOR**

### **GALLERY STYLE LANDING**

Access to shelved hot press with light and into eaves storage. Access to roof space.

### **BEDROOM 1 16'9" x 16'3" (wps)**

Ornate, focal point fireplace with slate tile hearth. Access into built in wardrobe/store.

### **EN SUITE SHOWER ROOM**

White, three piece suite comprising panelled shower enclosure, vanity unit and WC. Electric shower unit. Tiled walls. Tiled floor.

### **BEDROOM 2 16'3" x 15'2" (wps)**

Access to built in wardrobe/store with light. Velux window.

### **JACK & JILL EN SUITE SHOWER ROOM**

White, three piece suite comprising panelled shower enclosure, vanity unit and WC. Electric shower unit. Tiled walls. Tiled floor.

### **BEDROOM 3 27'1" x 14'0" (wps)**

Access into Jack & Jill ensuite shower room. Twin, built in stores.

## **REAR HALL SPIRAL STAIRWELL LEADING TO**

### **BEDROOM 4 21'4" x 9'8" (wps)**

## **ADJOINING ANNEX**

## **ACCOMMODATION**

### **ENTRANCE HALL**

PVC double glazed front door. Tiled floor. Access to built in store with tiled floor, shelving, radiator and light. Access to roof space.

### **LOUNGE 14'6" x 13'3"**

Dual aspect windows. Open fire in cast iron fireplace with polished tiled hearth and contrasting, granite surround.







### OPEN PLAN KITCHEN / DINING / SITTING ROOM 22'1" x 21'3" (wps)

Modern fitted kitchen with range of high and low level storage units and contrasting, granite effect, melamine work surface. Matching upstands. Stainless steel 1.25 bowl sink unit and draining bay. Matching breakfast bar island with four ring hob inset and extractor canopy over. Integrated, eye level oven and grill. Space and plumbed for American style fridge freezer. Integrated dishwasher. Tiled floor throughout. Twin windows to front elevation. Multi fuel stove set on raised slate tile ,hearth to sitting room area.



*Well presented, five bedroom, five+ reception, detached family home, with attached two bedroom annex, plus adjoining double and single garages, all occupying a generous sized mature site extending to c.2.20 acres, conveniently located off the Chapelstown Road, Antrim.*

*The main home comprises entrance porch, reception hall, living room, dining room, sun lounge, kitchen through living/dining room, utility room, rear hall, furnished cloakroom, office/study/craft room, family room/games room, five well-proportioned bedrooms (three with access to an en suite shower room), and separate ground floor shower room.*

*The attached annex comprises entrance hall, lounge, open plan kitchen/dining/sitting room, utility room, rear hall, furnished cloakroom, and two double bedrooms, both with an en suite shower room. Both properties benefit from PVC double glazing and oil fired central heating (separate systems).*

*Externally, there is a generous sized private driveway area finished in coloured stone, attached double garage, attached single garage with front and rear access, and extensive, mature gardens, finished in lawn, decorative stone, paved and brick pavior patio areas, plants, trees and shrubbery.*

*Early interest highly recommended to avoid disappointment... rarely does an opportunity arise to purchase a property of this type, within this highly sought after area.*



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>63</b>	<b>65</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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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