

**The Anndraid, 11a Kellswater Road, Randalstown, Co. Antrim****PRICE Offers Over £349,950**

We are delighted to offer for sale this stunning detached house located on the Kellswater Road on the outskirts of the award winning town of Randalstown. This property boasts a perfect blend of modern luxury and tranquil surroundings, making it an ideal place to call home.

As you step inside, you'll be greeted by a beautifully finished interior that exudes elegance and style. The Shaker style kitchen is a true highlight, featuring granite worktops, an island, and a full range of integrated appliances. Whether you're a seasoned chef or just enjoy cooking for your loved ones, this kitchen is sure to inspire many delicious meals.

With one reception room, four bedrooms, and two bathrooms and a ground floor WC, there is plenty of space for the whole family to relax and unwind. The three generous bedrooms upstairs offer comfort and privacy, while the additional bedroom on the ground floor provides flexibility for guests or a home office.

Situated within a small development, this property offers a peaceful retreat from the hustle and bustle of everyday life. Imagine enjoying your morning coffee in the garden, surrounded by nature and serenity.

Don't miss out on the opportunity to make this exceptional property your own. If you're looking for a forever home, this house on Kellswater Road is sure to exceed your expectations. Contact us today to arrange a viewing and start envisioning the life you could create in this beautiful home.

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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor WC
- Living room 16'4" x 11'8" with feature electric fireplace / PVC double glazed 'French' doors to rear
- Kitchen with full range of 'Shaker' kitchen units / Polished granite work surfaces and centre island
- Full range of intergrated appliances to include oven / hob / dishwasher / microwave / fridge freezer
- Utility room with matching kitchen units with space for a washing machine and tumble dryer
- Spacious first floor landing with access to luxury bathroom with modern white suite to include panel bath and large walk in shower
- Three well proportioned bedrooms to include master with luxury ensuite
- 'Anthracite' PVC double glazed windows and rear door / Composite door to front / Oil-fired central heating / PVC fascia and soffits
- Large well maintained site in artificial neat lawn, Private driveway to the side and planning permission for a garage
- Exceptionally rare opportunity for growing families and those wishing for space to entertain

## ACCOMMODATION

Brick Pavia drive to side with space for two cars. Gravel bedding and bordering. Outside light. Brick Pavia pathway too:

### ENTRANCE

Composite front door to welcoming entrance . Stair case to first floor with moulded hand rail and turned balustrading. Polished ceramic tiled floor. Gable window. Double radiator.

### GROUND FLOOR WC

Modern white suite comprising low flush push button WC. Slimline wash hand basin with chrome mixer tap, storage below and tiled splash back. Ceramic tiled floor. Extractor fan. Low voltage down lights. Single radiator.

### KITCHEN INTO INFORMAL DINING

**18'11" x 18'7" (5.781 x 5.676)**

Modern "Shaker" style light grey high and low level kitchen units with granite work tops and splash back boards. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring induction hob with concealed "Elica" stainless steel over head extractor fan and mid level double oven and grill. Integrated microwave, dish washer and fridge freezer. Island with matching work tops and green "Shaker" style low level units and integrated low level freezer. Ceramic tiled floor. Low voltage down lights. Dual aspect windows. Large walk in under stair pantry storage cupboard. Double radiator. Glass panel solid oak bevelled door to:

### UTILITY

**10'1" x 8'5" (3.087 x 2.577)**

Matching low level kitchen units with complimentary work tops and splash back tiling. Single drainer stainless steel sink unit with chrome mixer tap. Pantry cupboard with pull out shelving. Space for washing machine and tumble dryer. Ceramic tiled floor. Low voltage down lights. Single radiator. PVC door with side lights to rear.

## FAMILY LOUNGE

16'4" x 11'8" (4.983 x 3.578)

Feature electric imitation wood burning stove, tiled hearth and surround. Flue is in place for installation of wood burning or multifuel stove. Scratch resistant wood laminate flooring. Low voltage down lights. Double radiator. "French" PVC double glazed doors to rear.



## GROUND FLOOR BEDROOM/SNUG

12'1" x 7'5" (3.689 x 2.281)

Scratch resistant wood laminate flooring. Single radiator.

## FIRST FLOOR LANDING

Large landing. "Velux" window. Hot press with pressurized system and shelved storage.

## BEDROOM 1

18'11" x 12'1" (5.791 x 3.687)

Integrated storage cupboards. Low voltage down lights. One Dormer and "Velux" window. Double radiator.



## ENSUITE

Modern white luxury three piece suite comprising a wall to wall shower with "Drench" shower head and secondary attachment. PVC wall panelling and partially glazed sliding door. Wall mounted wash hand basin with chrome mixer tap, tiled splash back and storage below. Low flush push button WC. Fully tiled floor. "Velux" window. Low voltage down lights. Extractor fan. Chrome towel radiator.

## BEDROOM 2

11'4" x 9'3" (3.474 x 2.830)

Dormer window. Single radiator. Low voltage down lights.

## BEDROOM 3

11'4" x 9'3" (3.462 x 2.829)

Single radiator.



## BATHROOM

10'1" x 7'9" (3.084 x 2.373)

Modern white luxury four piece suite comprising a panelled bath with chrome mixer tap, shower attachment and decorative tiled splash back. A large walk in shower with glazed curved screen, "Drench" shower head with secondary attachment and PVC wall panelling. A wall mounted wash hand basin with "monobloc" chrome mixer tap, decorative tiled splash back and storage below. Low flush push button WC. Low voltage down lights. Extractor fan. Fully tiled floor. Chrome towel radiator.

## OUTSIDE REAR

Fully enclosed rear garden offering excellent privacy with 6 Ft timber fencing and pedestrian gate to front. Large paved patio area. Mixed stone bordering. Outside tap and light. Condenser boiler. Discrete PVC oil tank.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

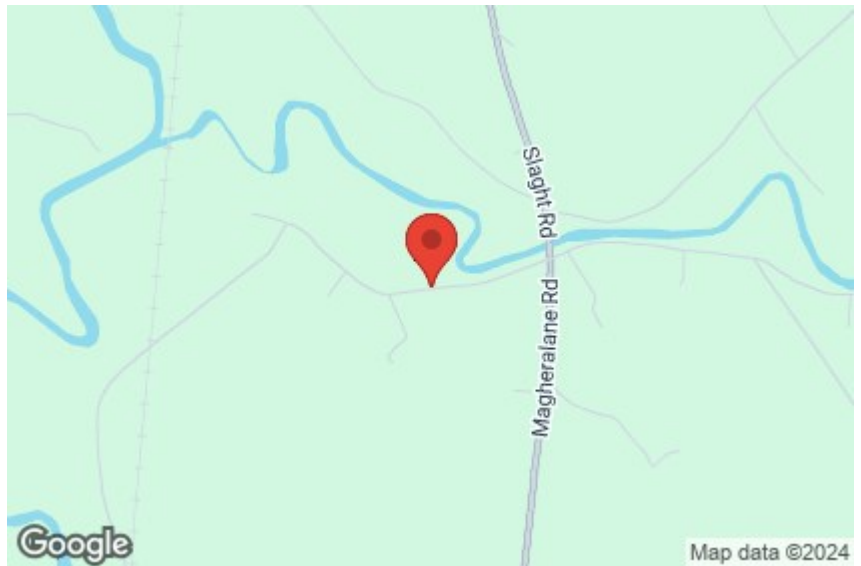
Please note, none of the services or appliances have been tested at this property





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</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	



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