

30 The Meadows, Randalstown, BT41 2JB



PRICE Offers Over £249,950

We are delighted to offer this exceptionally rare opportunity to purchase what is truly a stunning four bedroom detached house with garage situated on a substantial site within this popular residential development.

This stunning detached house is a true gem waiting to be discovered. Boasting two reception rooms, four bedrooms, and two bathrooms, this property offers ample space for comfortable living.

As you step inside, you'll be greeted by an exceptionally well-presented interior that exudes elegance and style. The 'Shaker' style kitchen is a focal point, complete with a range of integrated appliances that are sure to delight any aspiring chef. The separate utility room and sunroom provide additional space for relaxation and convenience.

Upstairs, you'll find four well-proportioned bedrooms, including a master bedroom with its own ensuite bathroom, offering a private retreat within the home. The layout is thoughtfully designed to cater to both family living and entertaining guests with ease.

One of the standout features of this property is its exceptional site, offering excellent sun orientation that bathes the house in natural light throughout the day. Whether you're enjoying a morning coffee in the garden or hosting a summer barbecue, this property provides the perfect setting for indoor-outdoor living.

Don't miss the opportunity to make this house your home and experience the best of modern living in a picturesque setting. Early viewing is strongly recommended.

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BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Living room 14'7 x 13' with bay window and feature fireplace and solid wood flooring
- Kitchen with full range of 'Shaker' style units in buttermilk colour with 'Butcher bloc' style worktops
- Integrated appliances to include oven, hob, larder fridge, microwave and semi integrated 'Bosch' dishwasher
- Utility room with space for Fridge Freezer, washing machine and tumble dryer
- Sunroom with feature exposed wooden ceiling beams and cast iron multi fuel stove
- Ground floor WC
- Four well proportioned bedrooms including master with en-suite
- Luxury four piece family bathroom comprising a double ended panel bath and enclosed corner shower unit
- Detached garage / Exceptional site with parking for four cars / Substantial garden to the rear with excellent sun orientation

ACCOMMODATION

Tegula brick step. PVC double glazed entrance door and matching side light to:

ENTRANCE HALL

Fully tiled floor. Stair case to first floor with moulded hand rail and turned ballustrade. Single radiator. Under stair storage cupboard.

LIVING ROOM

14'7 x 13' (4.45m x 3.96m)

Plus bay window. Open fire with ornate mahogany surround and part polished cast iron inset with polished granite hearth. Decorative corniced ceiling and centre rose. Solid wood floor. Double radiator.

KITCHEN INTO INFORMAL LIVING/DINING

31' x 9'9 (9.45m x 2.97m)

Full range of buttermilk coloured wood grain effect "Shaker" style high and low level unit with feature handles and contrasting butcher's block effect work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring halogen hob with stainless steel and glass over head extractor. Low level double oven and grill. Semi integrated "Bosch" dish washer. Integrated larder fridge. Feature curved low level cupboard. Integrated microwave. Wine rack. Low voltage down lights. Metro style part tiled walls to work surfaces. Fully tiled floor. Two single radiators. 8 pane bevelled glass French doors to:

SUN ROOM

21'6 x 16' (6.55m x 4.88m)

(max) with feature exposed wooden ceiling beams. Large cast iron glass fronted multi solid fuel stove with polished granite hearth. Solid wood floor. PVC double glazed window and French doors to rear. Low voltage down lights.

UTILITY ROOM

10'3 x 8'5 (3.12m x 2.57m)

Matching cream coloured "Shaker" style high and low level units with feature handles and complimentary work surfaces. Single drainer stainless steel sink unit and mixer taps. Metro style part tiled walls to work surfaces. Space for fridge freezer. Plumbed for washing machine and space for dryer. Broom cupboard and storage access. Fully tiled floor. Polished chrome heated towel rail. PVC double glazed door to rear.

GROUND FLOOR WC

Modern white suite comprising push button low flush WC and modern wash hand basin in vanity unit with tiled splash back, mixer taps and storage below. Fully tiled floor.

BEDROOM 1**16'3 x 10'10 (4.95m x 3.30m)**

into dormer window. Full wall of light walnut effect wardrobes with chrome handles and mirrored end door. Matching bedside cabinets and low level storage and drawer sets. Solid wood floor. Designer upright radiator. Access to loft.

ENSUITE**8'4 x 5'1 (2.54m x 1.55m)**

Modern white suite comprising push button low flush WC and wall mounted modern wash hand basin with mixer taps and drawer storage below. PVC panelled of set quadrant shower cubicle with "Aqualissa" thermostatic unit and sliding cubicle doors. Polished chrome heated towel rail. Fully tiled floor and walls. "Velux" double glazed roof light. Access to eaves storage.

BEDROOM 2**12'4 x 11'10 (3.76m x 3.61m)**

Full wall of beech effect wardrobes with partial opaque glazed doors and chrome handles. Wood laminate floor. Single radiator.

BEDROOM 3**12'2 x 10' (3.71m x 3.05m)**

Wood laminate floor. Single radiator.

BEDROOM 4**9'7 x 8'6 (2.92m x 2.59m)**

Birch effect built in bedroom furniture comprising bed with storage below and raised display shelf. Wardrobes with chrome handles and matching desk area. Wood laminate floor. Single radiator.

BATHROOM**8'4 x 7'6 (2.54m x 2.29m)**

Modern white suite comprising double ended bath with off set mixer taps and shower attachment. Push button low flush WC and half pedestal wall mounted wash hand basin with feature "spout" mixer taps. Fully tiled corner shower cubicle with "Mira Sport" electric shower unit and glazed cubicle door. Integrated high level shelf. Low voltage down lights. Extractor fan. Fully tiled walls and floor. Polished chrome heated towel rail. Double doors to hot press with copper cylinder tank and shelving.

OUTSIDE

Pavier brick drive to front with side by side parking for 2 cars. Pink stone display area and garden in neat lawn with low level display wall and pink stone display. Pavier brick path to front and side.

Timber pedestrian gate to:

Fully enclosed garden to rear in neat lawn, raised railway sleeper edging and pink stone display. Tegula brick patio and circular display. Inset lighting and power socket. Timber pergola walk way to side of the garage. Timber gate to enclosed PVC tank. Mature shrubs and bushes. 6 Ft timber fencing. Outside tap and light.

Double timber vehicular gates to enclosed and paved parking for 1 car. Access to:

DETACHED GARAGE**20'3 x 11' (6.17m x 3.35m)**

Roller shutter door. Power and light. Oil fired boiler. Access to floored attic space. Full range of pine high and low level units and contrasting work surfaces. PVC double glazed window and service door to side.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

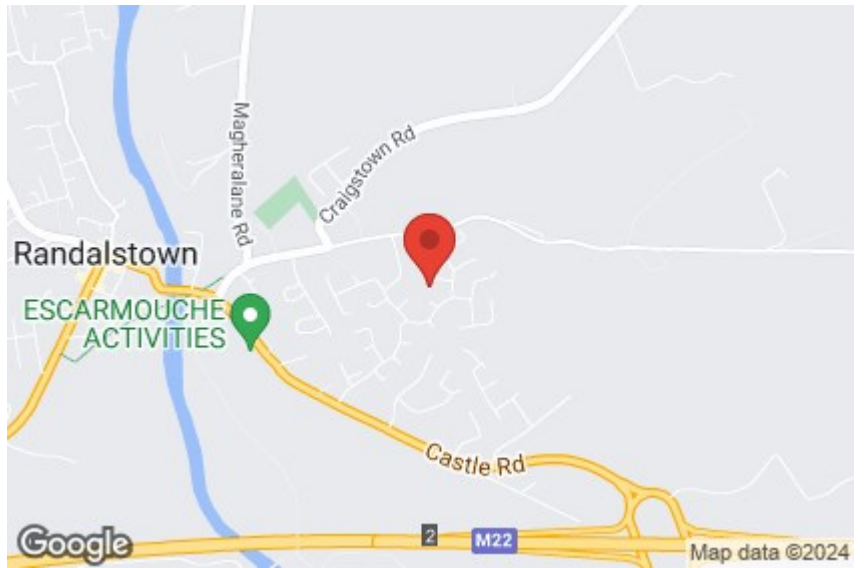
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	



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