

1 Ballycraigy Road, Antrim, BT41 1QP



PRICE Offers Over £250,000

We are delighted to offer for sale this charming property located at 1 Ballycraigy Road, Antrim. This delightful house offers a spacious living experience with its four reception rooms, perfect for entertaining guests, relaxing with your loved ones or to suit individual needs.

Situated on a large site, this property boasts ample parking space, ensuring convenience for you and your visitors. Additionally, the large garage presents an exciting opportunity for conversion, allowing you to create a space tailored to your needs, whether it be a home office, a gym, or a cosy guest suite.

As you make your way to the first floor, you will find three generous bedrooms awaiting you, providing ample space for a growing family or accommodating guests. Each room offers a comfortable retreat, ideal for unwinding after a long day. Don't miss the chance to make this house your home and unlock its full potential. With its versatile layout and fantastic features, this property is ready to be transformed into your dream abode.

Contact us today to arrange a viewing and take the first step towards owning this wonderful property in Antrim.

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FEATURES

- Large welcoming entrance hall
- Two generous reception rooms both with feature open fireplaces
- Separate dining room and a further reception room to the rear suitable for multiple uses
- Generous kitchen with a range of high and low level units
- Integrated halogen hob and eye level double oven and grill
- Large utility plumbed for washing machine and tumble dryer
- Three well proportioned bedrooms to the first floor / One with walk-in dressing room
- Exceptional garage measuring 43'4" x 21'9" with potential for conversion and studio above
- Large site with ample parking and superb privacy
- Mostly mahogany single glazed windows and external doors / Oil-fired central heating

ACCOMMODATION

ENTRANCE HALL

Nine panel glass door with side lights to welcoming entrance hall. Stair case to first floor with hand rail and turned balustrading.

LOUNGE

15'11" x 11'10" (4.87 x 3.62)

Feature open fire with cast iron inset, marble hearth and surround. Double radiator.

LIVING ROOM

16' x 11'11" (4.88m x 3.63m)

Feature open fire with marble and tiled ornate surround and tiled hearth. Double radiator. Glazed double doors to:

DINING ROOM

11'5" x 10'4" (3.48m x 3.15m)

Double radiator. Door leading to kitchen.

KITCHEN

11'10" x 10'4" (3.61m x 3.15m)

Fully fitted range of high and low level kitchen units with complimentary work tops and splash back tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated four ring halogen hob with stainless steel pitted over head extractor fan. Eye level double oven and grill. Space for dish washer and washing machine. Electric heater.

REAR HALL

Glass panel door to rear. Fully tiled floor.

GROUND FLOOR W/C

White suite comprising low flush W/C. Pedestal wash hand basin with chrome mixer tap and tiled splash back. Fully tiled floor. Double radiator. Door leading to:

GROUND FLOOR HOME OFFICE / DINING / BEDROOM

15'8" x 10'6" (4.78 x 3.22)

Dual aspect windows. Double radiator.

UTILITY

14'11" x 7'8" (4.57 x 2.36)

Corrugated PVC roofing. Plumbed for washing machine and space for tumble dryer. "Worcester" oil boiler. Fully tiled floor. PVC double glazed door to front.

FIRST FLOOR LANDING

Access to loft. Hot press with insulated copper cylinder and shelved storage.

BATHROOM

Two piece suite comprising panel bath with chrome mixer tap and shower attachment. Wash hand basin with stainless steel hot and cold taps and storage below. Partially tiled walls. Double radiator.

SEPERATE W/C

Low flush W/C. Single radiator.

BEDROOM 1

16'0" x 11'10" (4.88 x 3.62)

Wash hand basin with stainless steel hot and cold taps and storage below and tiled splash back. Single radiator.

BEDROOM 2

12' x 9'10" (3.66m x 3.00m)

Single radiator. Door to:

WALK-IN DRESSING ROOM

12' x 5'10" (3.66m x 1.78m)

Single radiator.

BEDROOM 3

11'10" x 10'4" (3.61m x 3.15m)

Dual aspect windows. Two single radiators.

LARGE DOUBLE GARAGE

43'4" x 21'9" (13.22 x 6.63)

Coal area. Low flush W/C. Stainless steel sink unit with mixer tap and storage below. Electrics and plumbing. Two manually operated doors. Staircase to:

STUDIO ABOVE

43'4" x 21'9" (13.22 x 6.63)

Floored with full electrics and lighting. "Velux" windows.

OUTSIDE

Fully enclosed front garden with neat lawn and well stocked flower bordering, hedging and tree line. Large paved patio with terracotta tiled step to front door.

Large tarmac area to rear with space for multiple vehicles and concrete patio area. Hedging to borders. Outside lighting and taps. Leading to garage.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

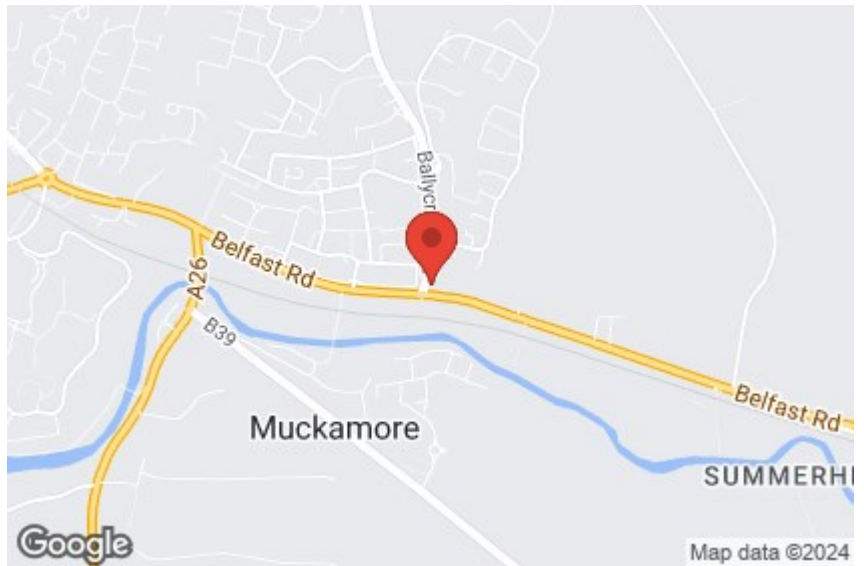
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	29	40
Northern Ireland	EU Directive 2002/91/EC	



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