

## Adj. 22 Pipe Road, Antrim, BT41 2PR



FOR REFERENCE PURPOSES ONLY

NOT TO SCALE

PC SUM ALLOWANCE  
£35,000

### Asking Price £495,000

**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803



Nestled in the serene countryside of Pipe Road, Randalstown, Antrim, this detached chalet-style bungalow is a true gem waiting to be discovered.

With over 3,000 sq.ft. of living space on two levels this charming chalet bungalow features an integral double garage, providing both convenience and storage space. The flexible layout allows for either a five-bedroom with four reception rooms or a six-bedroom with three reception rooms, with the added benefit of two ensuite shower rooms, a ground floor family bathroom, first floor shower room, spacious utility and ground floor W/C catering to even the most specific of needs.

Situated on a generous plot accessed via a private laneway, this home offers privacy and tranquillity. The rural location provides an open aspect, allowing you to enjoy the beauty of the surroundings, while still being conveniently located near the A26 dual carriageway between Antrim and Ballymena for easy commuting.

The property is finished to a high standard, ensuring a touch of luxury in every corner. Additionally, the generous PC sum allowance gives you the opportunity to add your personal touch and customise the space to your liking. Don't miss the chance to make this charming chalet-style bungalow your new home. Embrace countryside living at its finest while enjoying the modern comforts and space this property has to offer.

**IMPORTANT NOTE;** Please be aware this is a site with building works ongoing. Viewings must be accompanied and made via the agent. Please do not go onto this site unannounced.

## FEATURES

- Detached chalet style bungalow with integral double garage
- Spacious entrance hall with staircase to first floor
- Lounge with open fire
- Kitchen with informal living and dining area / French doors to Dining room (can also be open plan if preferred)
- French doors from dining to spacious Sunroom
- Utility room and ground floor W/C / Family bathroom
- Three ground floor bedrooms / Two with ensuite
- First floor landing with walk-in storage / Two well proportioned bedrooms
- Large storage room to be used as luxury master bedroom with glazed French doors to glass balustrading at gable end
- PVC double glazed windows / Oil-fired central heating with under floor heating to ground floor / Dark grey roof tiles / Wet dashed walls with smooth rendered base quoins and bands / PVC rainwater goods

## ACCOMMODATION

### ENTRANCE HALL

Staircase to first floor gallery landing.

### LOUNGE

Open fire.

### KITCHEN WITH INFORMAL LIVING AND DINING AREA

French doors to;

### DINING ROOM

French doors to;

### SUNROOM

PVC double glazed French doors to rear.

### INNER HALL

Hotpress.

### BEDROOM 1

Space for built-in wardrobe.

### ENSUITE

for three piece suite.

### BEDROOM 2

Space for built-in wardrobe.

### ENSUITE

for three piece suite.

### BEDROOM 3

### FAMILY BATHROOM

For four piece suite.

### REAR HALL

Door to rear.

### GROUND FLOOR W/C

for two piece suite.

### UTILITY

with door to;

### INTEGRAL DOUBLE GARAGE

Twin roller shutter doors.

### FIRST FLOOR LANDING

with built-in storage.

### BEDROOM 4

Double glazed escape window to rear.

### BEDROOM 5

Glazed French doors to glass balustrading to gable end.

### SHOWER ROOM

For three piece suite.

### LARGE STORAGE ROOM / BEDROOM 6

Glazed French doors to glass balustrading to gable end.

### OUTSIDE

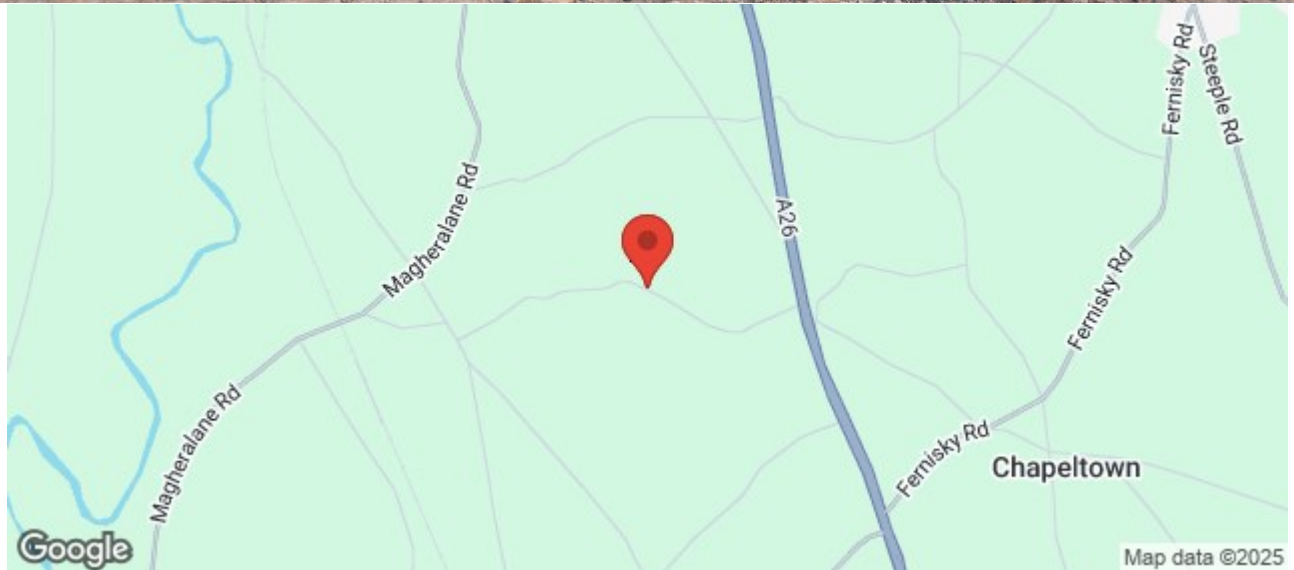
Laneway stoned, open at road front with pillars nearer to the property. Patio area stoned. Lawns to front, side and rear topsoiled and sown out.

### IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

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







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