

59 The Meadows, Randalstown, Antrim, BT41 2JB



PRICE Offers Over £234,950

Welcome to this charming four-bedroom detached house located in the picturesque area of The Meadows in Randalstown close to most local amenities to include primary and secondary schools, local shops and with easy access to the M2 motorway for commuting to Belfast and the North West.

One of the highlights of this lovely home is the sunroom, offering a tranquil space to relax and enjoy the views of the enclosed rear garden. which also benefits from excellent sun orientation, making it an ideal spot for outdoor gatherings or simply soaking up the sun in peace.

The kitchen is a focal point of the property, offering a perfect blend of functionality and style. With the informal dining space opening up onto the sunroom to the rear and the living room to the front via French doors, it is the heart of the home where family and friends can gather for meals.

The property boasts a garage conversion, creating a fourth bedroom with separate utility room and W/C, perfect for a growing family, while the three well proportioned bedrooms to the first floor (to include the master bedroom with ensuite) ensures the property offers flexibility for those who require a bedroom and W/C on both levels.

Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer in a delightful location like The Meadows.

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FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Living room 14'8" x 13'0" with open fire and feature surround / Bevelled glass French doors to;
- Kitchen with informal dining area / Full range of hand painted high and low level units / PVC double glazed French doors to;
- Sunroom with PVC double glazed French doors and windows
- Inner hall with access to ground floor W/C, utility room and Bedroom 4
- First floor landing
- Three first floor bedrooms / Master with ensuite shower room
- Family shower room with modern white suite
- PVC double glazed windows and French doors / Composite dual coloured door to front / Oil-fired central heating / PVC fascia and soffits
- Generous site with excellent sun orientation / Pink stone drive with off street parking / Fully enclosed garden to rear in lawn and paved patio

ACCOMMODATION

Dual coloured composite entrance door with triple glazed, leaded and stained glazed port light to:

ENTRANCE HALL

Wood laminate floor. Stair case to first floor with moulded hand rail and painted turned balustrade. Single radiator. Under stair storage.

LIVING ROOM

14'8 x 13' (4.47m x 3.96m)

Open fire with painted ornate surround, part polished cast iron inset and patterned tiled inset. Three wall light points. Wood laminate floor. Double radiator. 8 pane bevelled glass. French doors to:

KITCHEN WITH INFORMAL DINING

19'9 x 9'9 (6.02m x 2.97m)

Full range of hand painted high and low level units with open shelving. Contrasting work surfaces with one and a quarter bowl single drainer stainless steels sink unit and mixer tap. Space for cooker with pull-out over head extractor. Plumbed for slim line dish washer. Fully tiled floor. Part tiled walls to work surfaces. Double and single radiator. PVC double glazed French doors to:

SUN ROOM

10'10 x 9'2 (3.30m x 2.79m)

PVC double glazed windows and French doors to rear. Wood strip ceiling. Fully tiled floor with decorative tiled insets.

INNER HALL

Wood effect fully tiled floor. Low voltage down lights. Access to:

GROUND FLOOR W/C

4'6 x 3'9 (1.37m x 1.14m)

Modern white suite comprising push button low flush W/C and moulded wash hand basin in vanity with feature mixer tap and storage below. Wood effect fully tiled floor and matching floor to ceiling splash back. Low voltage down lights. Polished chrome heated towel rail.

BEDROOM 4

9'6 x 9'4 (2.90m x 2.84m)

Double radiator.

UTILITY ROOM

8'1 x 5'2 (2.46m x 1.57m)

Full range of cream coloured wood grain effect high and low level units with short chrome handles and complimentary work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine and space for dryer. Wood effect fully tiled floor. Coloured PVC double glazed door to rear. Low voltage down lights. Extractor fan. Access to loft. Single radiator.

FIRST FLOOR LANDING

Access to loft. Double glazed "Velux" roof light. Hot press with copper cylinder and immersion heater. Shelving above.

BEDROOM 1

12'5 x 9'9 (3.78m x 2.97m)

Wood laminate floor. Single radiator.

ENSUITE

Modern white suite comprising push button low flush W/C and moulded wash hand basin in vanity with feature mixer tap and storage below. Floor to ceiling tiled splash back. Matching fully tiled shower cubicle with "Triton" electric shower unit and pivot glazed door. Low voltage down lights. Extractor fan. Wood effect fully tiled floor. Polished chrome heated towel rail.

BEDROOM 2

12'2 x 10'1 (3.71m x 3.07m)

Wood laminate floor. Single radiator.

BEDROOM 3

9'5 x 8'9 (2.87m x 2.67m)

(max) Over stair storage cupboard. Wood laminate floor. Single radiator.

SHOWER ROOM

6'10 x 6'5 (2.08m x 1.96m)

Modern white suite comprising push button low flush W/C and moulded wash hand basin in vanity with feature mixer tap and storage below. Fully tiled shower cubicle with thermostatic mixer unit and pivot glazed door. Wood effect fully tiled floor. Low voltage down lights. Extractor fan. Polished chrome heated towel rail.

OUTSIDE

Garden to front in neat lawn and kerbed edging. Pink stone drive with off street parking for 2 plus cars. Timber pedestrian gate and paved pathway to side open to: Fully enclosed garden to rear in neat lawn and extensive pavier brick patio. Galvanized prefabricated oil fired boiler house. PVC tank. 6Ft. timber fencing, Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

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	67	67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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