

62 Dublin Road, Antrim, BT41 4PN



**PRICE Offers Over
£284,950**

We are delighted to offer this superb opportunity to purchase a spacious four bedroom detached house situated within a prime residential development on the outskirts of Antrim town with excellent sun orientation and views to the front over open countryside yet within easy access of the town centre, local transport facilities and Belfast International Airport.

Finished to a high standard throughout, the property benefits from four generous bedrooms (including a generous ground floor bedroom with ensuite and in addition an exceptional master with ensuite shower room to the first floor), four piece family bathroom suite, spacious lounge and kitchen with informal dining area and door to utility room and then onto a private enclosed garden. With a detached garage and set in a scheme of just four properties, this outstanding family home boasts approx. 1,700 sq ft of comfortable living space making this an ideal location for those with a growing family.

Early viewing strongly recommended.

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Antrim
12 Church Street
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Ballyclare
51 Main Street
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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with fully tiled 'Herringbone' flooring / Ground floor W/C
- Living room with feature fireplace with tiled granite hearth and ornate Oak surround
- Kitchen with informal dining area / Full range of mid oak high and low level units / Integrated dishwasher and space for cooker
- Large utility with matching high and low level units and space for washing machine and tumble dryer
- Spacious ground floor bedroom 12'3" x 10'11" with three piece ensuite
- Three well proportioned first floor bedrooms including an exceptional master bedroom 17'10" x 15'11" with ensuite
- Four piece family bathroom to include a panel bath and separate shower unit
- PVC double glazed windows / Solid oak internal doors, skirting and architraves / Oil-fired central heating / Security alarm system
- Detached garage with manually operated roller door, electrics and lighting
- Fully enclosed garden to the rear with exceptional privacy

ACCOMMODATION

OUTSIDE FRONT

Tarmac drive to side with space for up to five cars. Neat lawn. Double glazed two panel front door too:

ENTRANCE HALL

Large welcoming entrance hall with herringbone tiled flooring. Staircase to first floor with moulded handrail and oak balustrade. Cloaks cupboard. Single radiator.

LIVING ROOM

16'10" x 14'6" (at max) (5.139 x 4.437 (at max))

Feature fireplace with cast iron inset, tiled granite hearth and ornate oak surround. Solid oak flooring. Dual aspect windows. Double radiator.

GROUND FLOOR WC

Modern white suite comprising a pedestal wash hand basin with 'monobloc' chrome mixer tap and decorative tiled splashback. Low flush push button WC. Understairs storage cupboard. Extractor fan. Herringbone tiled flooring. Single radiator.

GROUND FLOOR BEDROOM

12'3" x 10'11" (3.73m x 3.33m)

Dual aspect windows. Double radiator.

EN-SUITE

Modern white suite suite comprising a wall to wall shower with partially glazed door and fully tiled walls. Pedestal wash hand basin with 'monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Extractor fan. Wood laminate flooring. Single radiator.

KITCHEN / INFORMAL DINING

14'4" x 12'5" (4.369 x 3.797)

Full range of mid oak effect high and low level kitchen units with complimentary worktops and splashback tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap. 'Blomberg' integrated dishwasher. Space for cooker with stainless steel splashback and 'Pyramid' style stainless steel overhead extractor fan. 'Herringbone' tiled flooring. Over counter lighting. Low voltage downlights. Double radiator.

UTILITY ROOM

7'9" x 6'2" (2.382 x 1.900)

Matching high and low level units with matching work tops and splash back tiling. Single drainer stainless steel sink unit and chrome mixer tap. Space for washing machine and tumble dryer. "Herringbone" tiled flooring. Single radiator. Double glazed wood panel door to rear.

FIRST FLOOR LANDING

Gable window. Access to loft. Single radiator.

MASTER BEDROOM

17'10" x 15'11" (5.441 x 4.862)

Large master bedroom with views over the surrounding countryside. Integrated storage closet. Double radiator.

ENSUITE

Modern white suite comprising a large wall to wall shower with partially glazed sliding door. Drench shower head and PVC wall panelling. Wash hand basin with "monobloc" chrome mixer tap and PVC tiled splash back and storage below. Low flush push button WC. Extractor fan. Low voltage down lights. Anti slip flooring. Single radiator. 7KW car charger.

FIRST FLOOR BEDROOM 2

14'4" x 12'4" (4.390 x 3.775)

Dual aspect windows with views over the countryside. Wood laminate floor. Double radiator.

FIRST FLOOR BEDROOM 3

12'5" x 11'1" (3.798 x 3.382)

Dual aspect windows. Large walk in storage. Wood laminate floor. Single radiator.

FAMILY BATHROOM

8'7" x 8'5" (2.619 x 2.588)

Modern white suite four piece suite comprising a panelled bath with chrome mixer tap, shower attachment and tiled splash back. Quadrant shower unit with "Redring" thermostatic shower, fully tiled walls and partially glazed door. Pedestal wash hand basin with "monobloc" chrome mixer tap and tiled splash back. Low flush push button WC. Hot press with pressurized cylinder and shelved storage. Extractor fan. Single radiator.

DETACHED GARAGE

18'0" x 11'6" (5.503 x 3.518)

Manual roller shutter door. Full electrics. Oil fired boiler. Door to rear garden.

OUTSIDE REAR

Fully enclosed rear garden offering excellent privacy. Neat lawn. Raised paved patio area. 6 Ft timber fencing and pedestrian gate to driveway. PVC oil tank. Tarmac area to side. Outside tap and light.

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		65	70
(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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