



69 Caddy Road, Randalstown, BT41 3DW

- Farmhouse Style, Detached Family Home
- Lounge; Separate Dining Room
- Bathroom and Shower Room
- Private Driveway
- Mature c.1.33 Acre Site
- Four Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; Part Double Glazing
- Double Garage; Utility Room & W.C.
- Tranquil, Semi Rural Setting

Offers Over £249,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood glass panelled front door.

LOUNGE 15'1" x 14'7" (wps)

Open fire in tiled fireplace. Dual aspect windows. Stairwell to first floor.

DINING ROOM 16'2" x 11'4"

Open fire in tiled fireplace with granite surround and tiled hearth. Dual aspect windows.

KITCHEN WITH INFORMAL DINING AREA 14'1" x 11'1"

Country style kitchen with range of high and low level fitted storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit. Integrated ceramic hob with extractor hood over. Integrated double oven. Space for fridge freezer. Plumbed and space for dishwasher. Fitted breakfast bar unit. Glass fronted display cabinet. Splash back tiling to walls. External door to rear garden.



FIRST FLOOR

LANDING

Access to hot press. Access to under eaves storage.

BEDROOM 1 16'2" x 12'0"

Dual aspect windows enjoying elevated rural views. Fully tiled shower enclosure with electric shower unit. Fitted wardrobes and storage.

BEDROOM 2 12'10" x 12'10"

Open fire in tiled fireplace with timber surround. Elevated rural views to front elevation.

BEDROOM 3 14'9" x 9'2" (wps)

Wall to wall fitted wardrobes in mirrored panelled sliding doors. Elevated rural views to side elevation.

BEDROOM 4 12'11" x 9'2"

Elevated rural views to front elevation.

BATHROOM

Four piece suite comprising panelled bath. Separate panelled shower enclosure. Pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splash back panelling to walls.

SEPERATE SHOWER ROOM

Three piece suite comprising panelled shower enclosure. Pedestal wash hand basin and wc. Electric shower unit. Splash back panelling to walls.

EXTERNAL

Mature site extending to c.1.33 acres finished in lawn, orchard, patio area, and wide array of plants, trees and shrubbery.

Generous size private driveway finished in tarmac.

Paved serviced area with PVC oil storage tank.

External lighting.

Outside taps.

INTEGRAL DOUBLE GARAGE 18'0" x 17'2"

Open and over double door. Power and light.

UTILITY ROOM 13'8" x 6'7"

Fitted storage units. Stainless steel sink unit. Plumbed for automatic washing machine. Oil fired central heating boiler. Access to garden toilet with W.C. Access to rear garden.

IMPORTANT NOTE TO ALL POTENTIAL

PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Well presented, farmhouse style detached family home, with integral double garage, occupying a landscaped site extending to c.1.33 acres, situated off the Caddy Road, Randalstown.

The property comprises entrance hall, lounge, dining room, kitchen with informal dining area, four well proportioned first floor bedrooms, bathroom and separate shower room.

Externally, the property enjoys generous sized private driveway area, integral double garage, with utility room and garden toilet to rear, and mature gardens, finished in lawn, patio area, orchard, and range of plants, trees and shrubbery.

Other attributes include oil heating and part double glazing.

Early viewing highly recommended to avoid disappointment.



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	45	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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