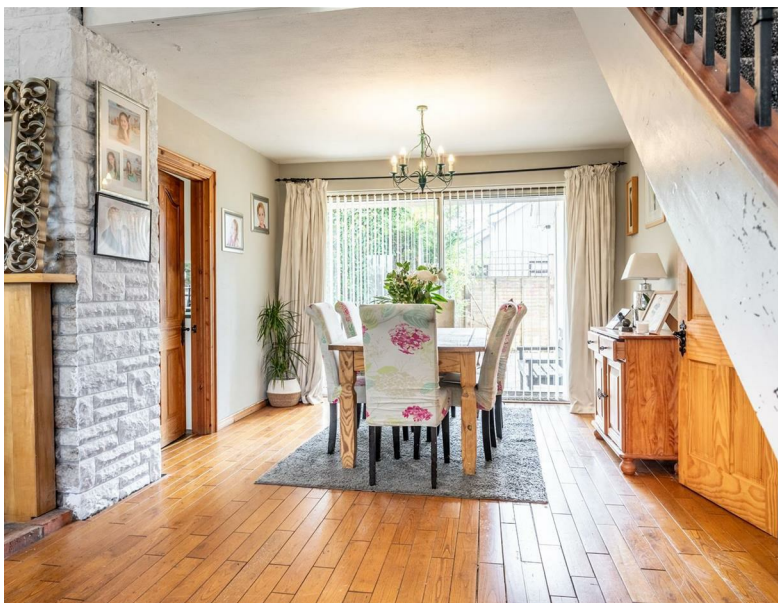


## 27 Knockmoyle Drive, Antrim, BT41 1HE



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£249,950**

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This is an excellent opportunity to purchase a spacious detached house occupying a generous elevated site that offers the perfect blend of space, comfort, and style. This property boasts three reception rooms, including a fantastic games room with a bar area, ideal for entertaining guests or simply relaxing with your family.

With five spacious bedrooms, this home provides ample space for a growing family or visiting guests. The first floor features four bedrooms, two of which have ensuite bathrooms, offering convenience and privacy. Additionally, there is a fifth bedroom on the ground floor with its own ensuite, perfect for guests who prefer to avoid stairs.

This charming property is equipped with double glazed windows and a dual link-up oil-fired central heating system with multi-fuel stove, ensuring warmth and energy efficiency throughout the year. The mature, elevated site offers a sense of tranquillity, while the private side garden and paved patio at the rear provide the perfect outdoor space for relaxation or al fresco dining.

Situated in a popular residential area close to the town centre, this home offers the convenience of local amenities, schools, and transport links, making it an ideal choice for those seeking a comfortable and well-connected lifestyle.

Early viewing strongly recommended.

## FEATURES

- Entrance hall with solid wood floor / Cloaks cupboard and separate ground floor W/C
- Lounge with feature vaulted ceiling / Multi-fuel stove linked to central heating and hot water / Staircase to first floor landing / Open to;
- Dining room with double glazed sliding patio doors to rear / Access to Kitchen with full range of white high and low level units / Integrated oven, hob, dishwasher and fridge
- Snug 10'1 x 9'4 with large format window and access to Games Room 22'7 x 15'6 (to include bar area) / Door to Utility with access to secondary shower room with wiring for potential sauna
- Ground floor Bedroom 17'2 x 10'0 with access to spacious ensuite shower room
- First floor main landing overlooking the Lounge / Additional front landing / Walkway
- Four first floor bedrooms / Two with ensuite to include one with dressing room
- Family bathroom with coloured suite
- PVC and powder coated aluminium double glazed windows / Dual link-up oil-fired and multifuel stove central heating / PVC fascia and soffits / Dry verge
- Elevated site with private gardens in neat lawn and paved patio / Tarmac driveway with off-street parking for up to four cars

## ACCOMMODATION

Covered open entrance with PVC ceiling. Wall light point. Hard wood entrance door with inset port light and single glazed side lights to:

### ENTRANCE HALL

Solid wood floor. Double radiator. Wall light points. CloakS cupboard with electric meter.

### GROUND FLOOR W/C

Modern white push button low flush W/C and wall mounted wash hand basin. Half tiled walls. Extractor fan. Fully tiled floor.

### SNUG 10'1 x 9'4

Wood laminate floor. Single radiator. 8 pane glazed door to:

### GAMES ROOM 22'7 x 15'6

(max) to include bar area. Five wall light points. Two single radiators.



### UTILITY ROOM 5'4 x 4'7

Fully tiled floor. Door to:

### SHOWER ROOM 10'4 x 5'4

(plus shower recess) Low flush W/C and pedestal wash hand basin. Fully tiled shower cubicle with pivot and slide door. (Plumbing in place but no shower unit). Fully tiled floor. Wired for potential sauna.

### LOUNGE 21'4 x 12'7

Open fire with inset multi solid fuel stove linked to central heating and hot water. Feature pine surround and reclaimed brick hearth. Solid wood floor. Open tread staircase to first floor with moulded handrail and decorative wrought iron balustrade. Vaulted ceiling. Dual aspect windows. Double glazed sliding patio doors to timber decked patio at front. Two double radiators. Open to:



## DINING ROOM 10'1 x 10'0

Solid wood floor. Double glazed sliding patio doors to rear. Double radiator.

## KITCHEN 12'0 x 10'0

Full range of white high and low level units with contrasting work surfaces. Half depth porcelain "Belfast" style sink with feature mixer taps. Integrated four ring halogen hob with black pyramid style over head extractor. Low level combination oven and grill. Integrated dish washer and fridge. Breakfast bar area for 3 seats. Metro style part tiled walls to work surfaces. Chinese slate floor. Under unit lighting. Mahogany effect PVC double glazed door to side.



## GROUND FLOOR BEDROOM 17'2 x 10'0

Two single radiators.

### ENSUITE 9'9 x 5'11

(into shower) White suite comprising push button low flush W/C. Modern wash hand basin in vanity with storage below. Easy access fully tiled shower area with "Triton" electric shower unit. Fully tiled floor. Extractor fan. Double radiator.



## FIRST FLOOR ORIGINAL LANDING

Overlooking Lounge below. Hot press with copper cylinder and shelving.

### BEDROOM 1 12'0 x 11'3

Double radiator. Door to;

### ENSUITE 12'0 x 11'5

(max) White suite comprising panelled bath, low flush W/C and pedestal wash hand basin. Tiled effect panelled shower cubicle with sliding cubicle doors. "Triton" electric shower unit. Half wood strip walls. Double glazed "Velux" roof light.

### DRESSING ROOM 7'5 x 5'8

Single radiator. Gable end window. Access to under eaves storage.



**BEDROOM 2 10'1 x 10'1**

plus three doors to built-in wardrobes with overhead lockers. Access to loft. Double radiator.



**BEDROOM 3 9'1 x 8'11**

Double radiator.



**BATHROOM 6'9 x 5'8**

"Pampas" coloured suite comprising panelled bath, low flush W/C and pedestal wash hand basin. Half wood strip ceiling.

**FRONT LANDING / WALK WAY 16'4 x 4'10**

Full wall of windows. Single radiator. Access to:



## BEDROOM 4 15'6 x 10'3

(max) Double radiator.



## ENSUITE 7'5 x 7'4

White suite comprising low flush W/C, modern wash hand basin in vanity with storage below. Fully tiled shower cubicle (plumbed but no shower unit in place) with sliding cubicle door. Single radiator. Access to loft. Gable end window.

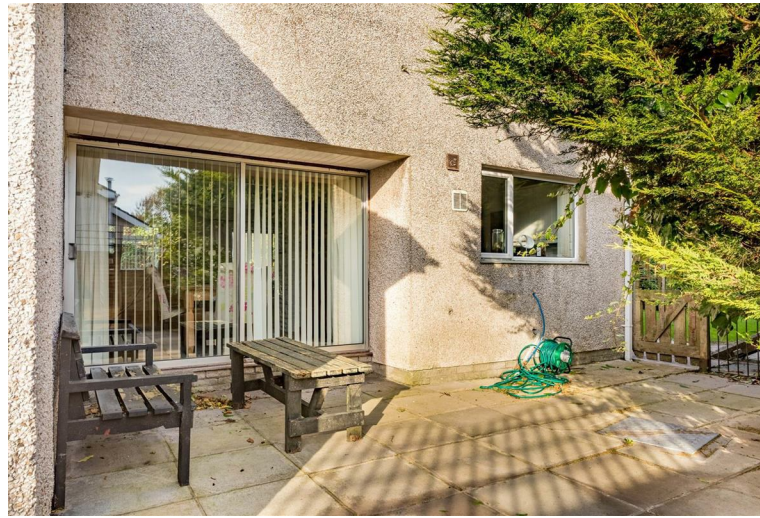


## OUTSIDE

Tarmac drive to front with off street parking for 4 cars. Garden areas in front in raised lawn with low level walling and range of shrubs and trees. Mature conifer and deciduous trees. Large side garden in neat lawn with mature conifer trees and hedging. Concrete path. Hexagonal paved patio area. Timber gates to enclosed and fully paved rear yard. Outside tap and lights. Oil fired boiler and PVC tank.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	<b>64</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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