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7 Old Ballynoe Road, Antrim, BT41 2QZ

- Impressive, Contemporary, Family Home (c.3,573 sq ft)
- Five Bedroom; Three+ Reception
- Luxury Fitted Kitchen; Utility Room; Furnished Cloakroom
- Sun Lounge
- First Floor Lounge With Balcony
- Deluxe Shower Room; Two En Suite Bedrooms
- Oil Heating (underfloor throughout); Internorm Triple Glazing
- Generous Sized Driveway Area
- Matching Detached Double Garage With Studio/Annex Above
- Elevated Views Toward Lough Neagh and Tardree Forest

Offers Over £595,000

EPC Rating B





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite triple glazed front door with Internorm, triple glazed side screen. Triple glazed, Internorm glazing throughout remainder of home. Tiled floor. Underfloor heating, continuing throughout remainder of home and garage. Stairwell to first floor with recessed lighting. Access to under stairs store. Open arch leading to kitchen through living / dining room.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising floating vanity unit and concealed cistern WC. Splashback tiling to walls. Illuminated mirror over sink. Tiled floor.

KITCHEN THROUGH LIVING / DINING ROOM 27'10" x 14'10"

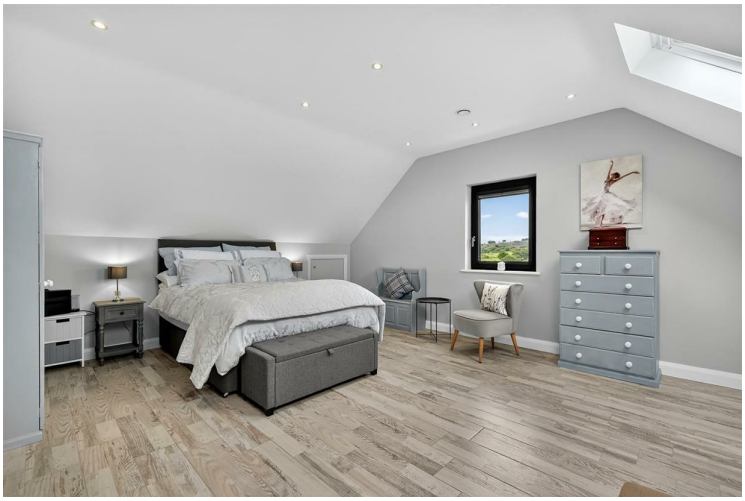
Luxury fitted high gloss kitchen with comprehensive range of high and low level storage units with contrasting solid quartz worktop. Matching island unit with breakfast bar area. Inlaid stainless steel 1.5 bowl sink unit. Quooker boiling water tap. Integrated Liebherr larder fridge and matching larder freezer. Integrated, touch screen, ceramic, induction, Caple hob with downdraft system. Integrated Neff double ovens and Beko dishwasher. Upstands to walls to match work surface. Tiled floor. Open arch leading to:

SUN LOUNGE 17'9" x 9'1"

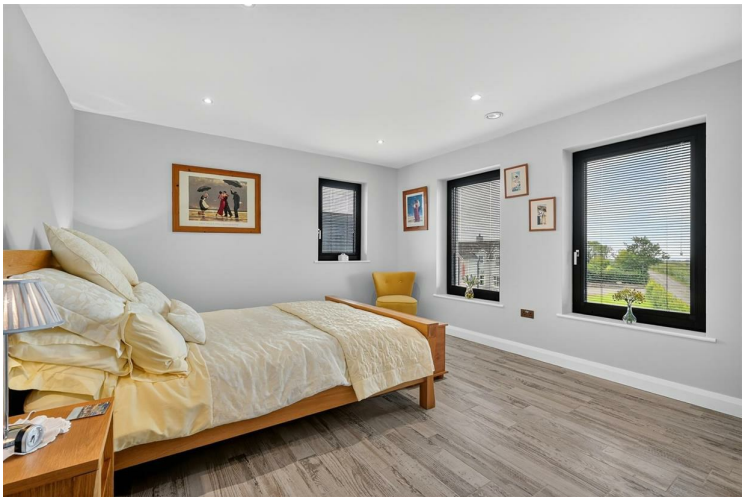
Elevated rural views front side and rear. Sliding patio door to garden. Tiled floor.

UTILITY ROOM 11'0" x 9'1"

Comprehensive range of high and low level fitted storage units in high gloss finish with contrasting marble effect melamine work surface. Oil fired central heating boiler (housed within matching unit). Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for dishwasher. Upstands to match worktop. Tiled floor. Glass panelled French door leading to rear garden.







GUEST BEDROOM 15'3" x 12'8"

Tiled floor.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully panelled shower enclosure, vanity unit and concealed cistern WC. Thermostat controlled main shower unit with drench shower head. Splashback tiling to walls. Illuminated mirror over sink. Tiled floor.

BEDROOM 5 14'3" x 11'0" (wps)

Tiled floor. Currently utilised as home office.

FIRST FLOOR

LANDING

Informal sitting area, enjoying elevated rural views towards Lough Neagh. Tiled floor. Stairwell to second floor. Access to walk in hot press.

LOUNGE 27'11" x 14'7"

Triple aspect windows enjoying elevated rural views toward Lough Neagh and Tardee Forest. Tiled floor. Sliding patio door leading to generous sized, south-west facing balcony area with glass balustrade.

BEDROOM 3 15'3" x 12'8"

Dual aspect windows enjoying elevated rural views toward Lough Neagh and Tardee Forest. Tiled floor.

BEDROOM 4 14'3" x 10'2"

Built in double wardrobe. Tiled floor.

DELUXE FAMILY SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, floating vanity unit and concealed cistern WC. Thermostat controlled main shower unit with drench shower head. Part tiling to walls. Illuminated mirror over sink. Access to shelved store.

SECOND FLOOR

LANDING AREA

Tiled floor.

PRINCIPAL BEDROOM 16'11" x 14'10"

View towards Tardree forest. Tiled floor. Access to under eaves storage. Open arching leading to:

WALK IN WARDROBE/DRESSING ROOM 16'11" x 15'1"

Tiled floor. Access to under eaves storage.

DELUXE EN SUITE BATHROOM

Contemporary, white, four piece suite comprising central mounted bath, separate oversized shower enclosure, floating vanity unit and concealed cistern WC. Thermostat controlled main shower unit with drench shower head. Part tiling to walls. Illuminated mirror over sink. Tiled floor.

EXTERNAL

Generous sized private driveway finished in stone.
Stone clad entrance porch,
External lighting.
Seamless aluminium guttering.
Garden area to front, side and rear.
PVC oil storage tank.
Outside tap.
External power points.

LARGE MATCHING DETACHED DOUBLE GARAGE 27'6" x 23'9" (wps)

Twin power operated up and over doors. Separate PVC service door. Power, light, oil fired central heating boiler, and underfloor heating. Stairwell leading to:

STUDIO STYLE ANNEX

OPEN PLAN KITCHEN/LIVING/SLEEPING AREA 27'6" x 24'4" (wps)

KITCHEN AREA

Modern fitted kitchen with range of low level storage units with contrasting melamine work surface. Stainless steel sink unit with draining bay. Splashback tiling to sink. Tiled floor. Access to under eaves storage. Access to roof space.





DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, semi pedestal wash hand basin and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Splashback tiling to sink. Tiled floor.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



Impressive, contemporary, five bedroom/three+ reception, detached family home, extending to circa 3,573 sq ft, plus double garage with annex above, occupying an elevated site with delightful views towards Lough Neagh and Tardree Forest, situated off Old Ballynoe Road, Antrim.

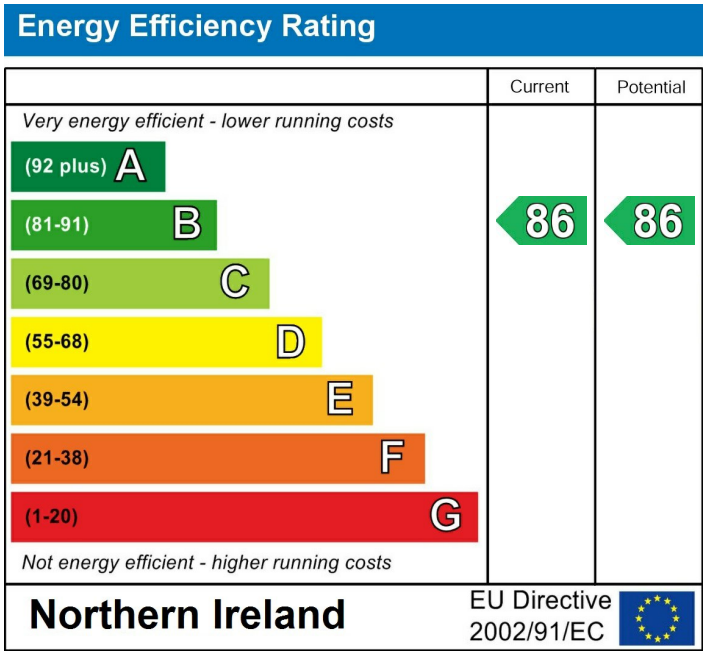
The property is finished to an exceptional specification throughout and accommodation comprises, entrance hall, furnished cloakroom, kitchen through living / dining room, sun lounge, utility room, first floor lounge with south-west facing balcony, five well-proportioned bedrooms, to include principal bedroom with dressing room / walk in wardrobe and deluxe en suite bathroom, guest en suite bedroom, and deluxe family shower room.

Externally, the property enjoys generous sized private driveway, garden area to front, side and rear, and matching detached double garage, with studio style annex over.

Other attributes include oil heating, underfloor heating throughout (including garage), Internorm triple glazing, air filtration system, and comprehensive range of quality finishes throughout.

Early viewing strongly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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