



25 Eskylane Road, Antrim, BT41 2LL

- Spacious Detached Bungalow
- Kitchen With Informal Dining Area
- Fully Tiled, Family Bathroom
- Double Glazing
- Integral Double Garage
- Three Bedroom; Four+ Reception
- Utility Room; Furnished Cloakroom
- Oil Heating
- Private Driveway and Courtyard Area
- Generous Sized, Fully Landscaped, Mature Gardens

Offers Over £350,000

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood, double glazed double doors. Tiled floor. Glass panelled door with matching side screens leading to:

ENTRANCE HALL

Wood laminate floor covering to entrance area leading to tiled area. Access to partially floored roof space via slingsby style ladder. Access to walk in cloakroom.

LOUNGE 15'9" x 14'6" (wps)

Open fire cast iron fireplace with cast iron fireplace with tiled inset, granite hearth and carved mahogany surround. Picture window enjoying rural view to front elevation. Wood laminate floor covering. Open arch leading to:

DINING ROOM 18'1" x 10'11"

Tiled floor. Open arch leading to:

CONSERVATORY 17'9" x 11'8"

In PVC double glazed frame with matching French doors to front elevation. Elevated rural views to front elevation. Tiled floor.

FAMILY ROOM 18'8" x 15'3" (wps)

Brick inglenook recess with cast iron, oil fired stove. Timber flooring.



STUDY 10'4" x 9'3" (wps)

Fitted desk, storage units and shelving.

KITCHEN WITH INFORMAL DINING AREA 22'1" x 10'6"

Quality fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Space for Aga/Rayburn style oven. Integrated ceramic hob with extractor hood over. Integrated dishwasher. Splashback tiling to walls. Tiled floor. PVC double glazed French doors leading to rear garden.

REAR HALL

Tiled floor. Access to roof space.

FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Half panelling to walls. Tiled floor.

REAR PORCH

Access to driveway and garden. Open arch leading to:

UTILITY ROOM 8'9" x 6'5"

Range of fitted high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor. Access to integral garage.

BEDROOM 1 12'7" x 11'3"

Range of fitted wardrobes and storage units. Elevated rural views to front elevation.

BEDROOM 2 12'7" x 9'8"

Elevated rural view.

BEDROOM 3 9'9" x 9'8" (wps)

Range of fitted wardrobes.

FULLY TILED BATHROOM

White, four piece suite comprising panelled corner bath, separate shower enclosure, vanity unit and concealed cistern WC. Thermostat controlled mains shower unit. Solid granite top and upstands to vanity unit. Range of fitted storage units. Towel radiator. Access to roof space.

EXTERNAL

Generous sized private driveway area extending to rear.
 Extensive gardens to front, side and rear finished in lawn and wide array of mature plants, trees and shrubbery.
 External lighting.
 PVC soffits, fascia and rainwater goods.
 Oil fired central heating boiler.
 PVC oil storage tank.
 Outside tap.
 Twin garden stores.

INTEGRAL GARAGE 20'2" x 17'9"

Twin up and over doors. Access to utility room. Power and light. Access to:

WORKSHOP 8'1" x 6'6"

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, three bedroom/four+ reception, detached bungalow, with integral double garage, occupying a generous sized, fully landscaped, private site off Eskylane Road, Antrim.

The property comprises entrance porch, entrance hall, lounge, dining room, family room, conservatory, study, kitchen with informal dining area, rear porch, furnished cloakroom, utility room, three well-proportioned bedrooms, and fully tiled family bathroom, with white, four piece suite.

Externally, the property enjoys private driveway, brick pavior courtyard, garden stores, double garage, and gardens front, side and rear, finished in lawn, and wide array of mature plants, trees and shrubbery.

Other attributes include oil heating and double glazing.

Early viewing recommended.



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	49	58
(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 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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