

**SALE AGREED**

**12 Old Ballynoe Road, Antrim, BT41 2QZ**

- Contemporary, Recently Constructed, Family Home
- Large Open Plan Living / Dining / Kitchen Area
- Utility Room; Furnished Cloakroom
- Air Source Heat Pump; Solar; Underfloor Heating; Mechanical Extract Ventilation
- Fully Landscaped Rear Garden; Raised Deck Entertaining Area
- Five Bedroom; Principal En Suite
- Luxury Fitted Kitchen
- Deluxe Bathroom
- Generous Sized Driveway; Metal Garage
- Stunning Elevated Rural Views

**Offers Over £450,000**

**EPC Rating A**



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Triple glazed front door with PVC triple glazed side screen. Tiled floor. Underfloor heating, continuing throughout remainder of home. Glass panelled door leading to:

#### ENTRANCE HALL

Access to cloakroom and partially floored roof space (via slingsby style ladder).

#### FULLY TILED FURNISHED CLOAKROOM

Contemporary, white, two piece suite, comprising floating vanity unit and WC. Illuminated mirror over sink.

#### LARGE OPEN PLAN LIVING / DINING / KITCHEN AREA 37'9"m x 23'8"m wps

#### LIVING AREA 17'9"m x 14'5"m wps

Dual aspect windows. Feature window to rear elevation enjoying rural views towards Divis, the Mourne Mountains and Lough Neagh. Ready for installation of wood burning stove. Tiled floor.

#### DINING AREA 20'5"m x 11'9"m wps

Dual aspect windows. Feature window to rear elevation enjoying rural views towards Divis, the Mourne Mountains and Lough Neagh. Triple glazed French door leading to composite deck entertaining area.



## KITCHEN 16'9"m x 11'5"m wps

Luxury fitted kitchen with range of high and low level storage units, with solid quartz worktop. Island unit with contrasting quartz worktop and breakfast bar area. Inlaid, stainless steel sink unit with Quooker boiling water tap. Integrated Neff touch screen induction hob with extractor hood over. Integrated Neff double ovens. Integrated larder fridge, separate larder freezer and dishwasher. Solid quartz upstands and windowsills. Tile floor.

## BEDROOM FIVE / ADDITIONAL RECEPTION ROOM 11'5"m x 10'9"m wps

View towards Tardree forest. Tile floor.

## FLOORED ROOF SPACE 37'11"m x 13'1"m

Large, open trussed, partially floored roof space area (suited for conversion, subject to necessary checks and approval). Power, light and window to gable.

## LOWER GROUND FLOOR

### HALLWAY

Wood laminate floor covering. Access to hot press and separate store. PVC triple glazed external door.

## PRINCIPAL BEDROOM 17'6"m x 14'4"m

Dual aspect windows. Feature window to rear elevation, enjoying rural views. Matching triple glazed door to patio area. Comprehensive range of fitted wardrobes. Wood laminate floor covering. Open arch leading to walk in dressing room.

## WALK IN WARDROBE / DRESSING ROOM

Wood laminate floor covering.

## DELUXE EN SUITE SHOWER ROOM

Contemporary, three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Illuminated mirror over sink.

## BEDROOM TWO 17'8"m x 9'10" wps

Rural views to rear elevation. Wood laminate floor covering.

## BEDROOM THREE 14'8"m x 10'2"m wps

Dual aspect windows. Elevated rural views. Wood laminate floor covering.

## BEDROOM FOUR 11'5"m x 10'10"m wps

Dual aspect windows. Enjoying elevation rural views. Wood laminate floor covering.

## DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white, four piece suite comprising panelled jacuzzi/whirlpool style bath, separate tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Illuminated mirror over sink.

## UTILITY ROOM 10'2"m x 8'9"m

Range of high and low level fitted storage units with contrasting, stone effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Tiled floor. Triple glazed external door.

## EXTERNAL

Generous sized driveway area finished in stone.  
Entrance porch with composite decking.  
External lighting.  
Seamless aluminium guttering.  
Tree bark play area.  
Fully enclosed rear garden finished in lawn, paved patio areas and gabion stone feature walls.  
Range of plants, trees and shrubbery.  
First floor composite deck area with glass balustrade.  
External power points.  
Outside tap.  
Air source heat pump.  
Solar panels.

## INSULATED METAL GARAGE 19'4"m x 16'2"m

PVC coated roller shutter door.  
Separate service door.  
Power and light.

## ATTACHED GARDEN STORE 16'4"m x 6'10"m

## 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.



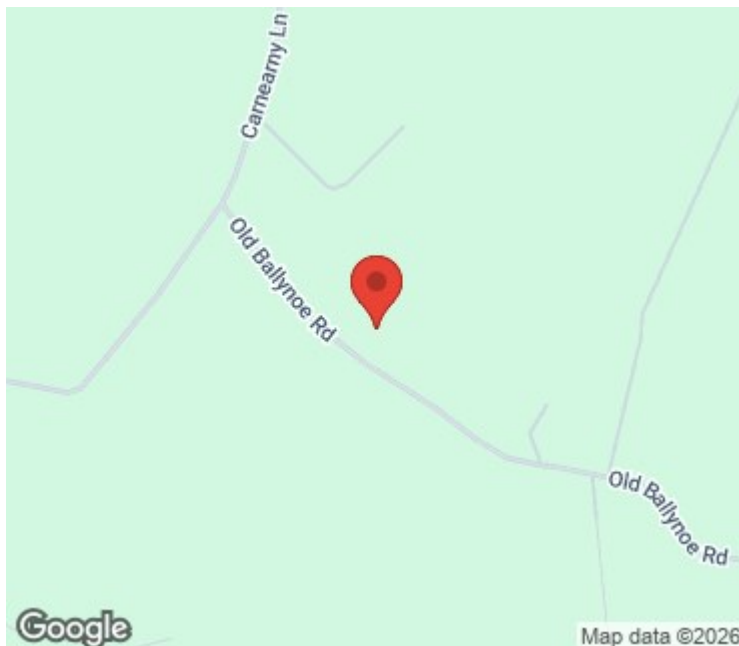
**Stunning, contemporary, 'A-Rated' energy efficient, five-bedroom, family home, occupying a prime site enjoying elevated rural views towards Divis, the Mourne Mountains and Lough Neagh, situated off Old Ballynoe Road, Antrim.**

**The property comprises entrance hall, furnished cloakroom, large open plan living, dining, kitchen area, luxury fitted kitchen, fifth bedroom/separate reception room, four further double bedrooms, to include principal bedroom with walk in wardrobe and en suite shower room, utility room, and deluxe fully tiled family bathroom.**

**Externally, the property enjoys generous sized private driveway finished in stone, metal garage and garden store, tree bark play area, raised deck entertaining area, and fully landscaped rear, finished in lawn, paved patio, lawn and range of plants, trees, and shrubbery.**

**Other attributes include triple glazing, air source heat pump, solar panels, underfloor heating, mechanical extract ventilation system, and comprehensive range of luxury finishes throughout.**

**Early viewing highly recommended to avoid disappointment.**



## Energy Efficiency Rating

|                                             | Current                    | Potential   |
|---------------------------------------------|----------------------------|-------------|
| Very energy efficient - lower running costs |                            |             |
| (92 plus) <b>A</b>                          | <b>100+</b>                | <b>100+</b> |
| (81-91) <b>B</b>                            |                            |             |
| (69-80) <b>C</b>                            |                            |             |
| (55-68) <b>D</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<br>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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