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# 5 Ballysculty Road, Muckamore, Antrim, BT41 4QU

- Impressive Detached Villa
- Sun Lounge With Vaulted Ceiling
- Utility Room; Furnished Cloakroom
- En Suite, Plus Two Family Bathrooms
- Gardens Front, Side and Rear
- Five Bedroom; Three+ Reception
- Kitchen Through Dining Room
- Oil Heating (plus solar); PVC Double Glazing
- Generous Sized Driveway; Double Garage
- Rural Views; Convenient Location

**Offers Over £395,000**

EPC Rating B





# 5 Ballysculty Road, Antrim, BT41 4QU






## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE PORCH

Hardwood, glass panelled double doors. Tiled floor. Glass panelled double doors leading to:

### ENTRANCE HALL

Tiled floor. Stairwell leading to gallery landing. Vaulted ceiling. Access to cloakroom. Glass panelled double doors leading to kitchen.

### LOUNGE 16'7" x 13'1"

Contemporary focal point fireplace. Dual aspect windows. Wood laminate floor covering.

### STUDY 12'7" x 8'9"

Tiled floor.

### KITCHEN THROUGH DINING ROOM 28'0" x 11'9"

Country style kitchen with comprehensive range of high and low level storage units and contrasting granite effect melamine work surfaces. Stainless steel 1.25 bowl sink unit with draining bay. Space for range style oven with stainless steel extractor hood over. Space for American style fridge freezer. Plumbed and space for dishwasher. Built in wine rack. Fitted breakfast bar unit. Splash back tiling to walls. Tiled floor.

### SUN LOUNGE 17'1" x 14'2"

Vaulted ceiling. Cast iron multi fuel burning stove on granite hearth. PVC double glazed French doors to rear garden.







## UTILITY ROOM 14'3" x 6'2"

Range of fitted storage units and work surface area to match kitchen. Stainless steel single sink unit with draining bay. Plumbed for washing machine. Space for tumble dryer, fridge freezer and microwave oven. Splash back tiling to walls. Tiled floor. PVC double glazed French doors to rear garden. Access to rear hall.

## REAR HALL

Currently utilised as a home salon. Tiled floor. External door to driveway. Access to furnished cloakroom and garaging.

## FURNISHED CLOAKROOM

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

## PRINCIPAL BEDROOM 13'3" x 12'5" (wps)

Wall to wall fitted wardrobes. Dual aspect windows.

## EN SUITE SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Splash back tiling and mirror over sink. Tiled floor.

## BEDROOM 2 14'4" x 11'3" (wps)

Wall to wall fitted wardrobes. Dual aspect windows. Wood laminate floor covering.

## BEDROOM 3 13'1" x 12'6" (wps)

Fitted wardrobes. Wood laminate floor covering.

## DELUXE FULLY TILED BATHROOM

White four piece suite comprising panelled corner hypotherapy style bath, separate shower cubicle, pedestal wash hand basin and WC. Chrome towel radiator.

## FIRST FLOOR

## GALLERY LANDING

Access to twin stores and hot press.

## BEDROOM 4 17'0" x 16'6"

Vaulted ceiling. Access to under eaves storage.

## BEDROOM 5 16'6" x 12'9"

Vaulted ceiling. Access to under eaves storage.

## DELUXE FULLY TILED BATHROOM

White four piece suite comprising panelled bath, separate oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator.

## EXTERNAL

Private concrete lane leading to generous sized private driveway area finished in tarmac.
Gardens front, side and rear finished in lawn, paved patio area and timber decking.
Concrete service area.
External power points.
External lighting.
Outside tap.
PVC oil storage tank.

## GARAGE 24'6" x 13'6" (wps)

Power, light, oil fired central heating boiler and power operated up and over door. Access to;

## SECOND GARAGE 15'5" x 11'3" (wps)

Power, light and power operated up and over door. Stairwell leading to:

## LARGE FLOORED ROOF SPACE 24'5" x 12'2" (plus under eaves storage)

Suited for use as games room or home office, subject to necessary checks and approval. Power, light, velux windows, double radiator and access to under eaves storage.

## 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.

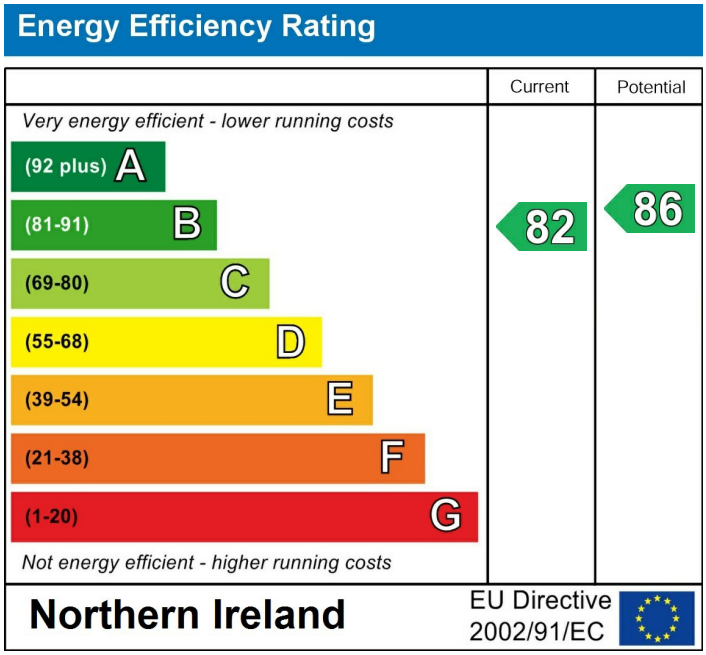






***Immaculately presented five bedroom three+ reception detached villa with attached double garage, occupying a prime site on the Ballysculty Road, Seven Mile Straight, Muckamore. The property comprises entrance porch, entrance hall with vaulted ceiling and gallery landing, lounge with focal point fireplace, study, sun lounge with vaulted ceiling and multi fuel burning stove, kitchen through dining room, utility room, rear hall, furnished cloakroom, five well proportioned double bedrooms, to include principal en suite, and two family bathrooms. Externally the property enjoys a generous sized private driveway, and gardens front, side and rear, finished mainly in lawn, paved patio area and timber decking. Other attributes include oil heating (plus solar), PVC double glazing, Beam vacuum system, large floored roof space over garaging, rural views and convenient location. Early viewing strongly recommended.***




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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