COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



9a Kilgavanagh Road, Antrim, BT41 2LJ

- Contemporary Detached Bungalow
- Open Plan Kitchen Through Dining Room & Lounge
- Deluxe Bathroom With Four Piece Suite
- Generous Sized Private Driveway
- Large, Fully Enclosed Rear Garden
- Three Bedrooms; Principal With En Suite
- Luxury Fitted Kitchen; Pantry/Utility Room; Laundry Room
- Oil Heating; Heat Recovery System; Triple Glazing
- Metal Garage With Power & Light
- Finished To Exceptional Standard Throughout

Offers Over £369,950

EPC Rating B





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite front door with matching PVC triple glazed dual aspect window. Tiled floor. Under floor heating. Glass panelled, wall recessed, metal sliding doors leading to:

OPEN PLAN KITCHEN THROUGH DINING ROOM & LOUNGE 38'9" x 13'4"

KITCHEN THROUGH DINING ROOM 22'5" x 13'4"

Luxury fitted kitchen with range of high and low level storage units. Matching island unit with pencil edge, basalt work surface. Inlaid colour coded 1.5 bowl Blanco sink unit. Integrated touch screen Bora hob with downdraft extractor system. Range of Siemens integrated appliances comprising twin ovens, fridge, freezer and dishwasher. Tiled floor. Cathedral style ceiling.







LOUNGE / LIVING AREA 16'2" x 13'4"

Glass fronted, cast iron wood burning stove on concrete plinth. Exposed brick feature wall. Cathedral style, feature height ceiling. Tiled floor. Aluminium framed, triple glazed, sliding patio door, with matching side screen, leading to rear garden.

PANTRY / UTILITY ROOM 9'4" x 5'1"

Range of low level storage units with contrasting basalt effect melamine work surface and matching upstands to walls. Built in wine rack. Tiled floor. Composite triple glazed door to rear garden.

LAUNDRY ROOM 12'0" x 7'3"

Range of fitted storage units. Plumbed for automatic washing machine. Feature window to front elevation. Tiled floor.

PRINCIPAL BEDROOM 11'1" x 10'5"

Feature window to rear elevation. Tiled floor.

DRESSING ROOM / WALK IN WARDROBE 16'3" x 7'3" (wps)

Wall to wall fitted wardrobes. Feature window to front elevation. Tiled floor.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Slate effect shower tray. Illuminated mirror over sink.

BEDROOM 2 12'0" x 9'5"

Feature window to front elevation. Tiled floor.

BEDROOM 3 13'5" x 10'4"

Dual aspect windows. Tiled floor.

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary four piece suite comprising freestanding porcelain bath with freestanding mixer tap, separate oversized shower enclosure, wall hung sink unit and WC. Thermostat controlled mains shower unit with drench shower head. Slate effect shower tray. Illuminated mirror over sink.

EXTERNAL

Generous sized private driveway finished in decorative stone.
Front garden finished in lawn.
Tiled entrance porch with toasted wood clad feature walls.
External lighting.
Seamless aluminium guttering.
Fibre cement roof.
Large, fully enclosed, rear garden finished in lawn, decorative stone and raised beds suited for fruit and vegetable growing, porcelain tiled patio areas and metal pergola/entertaining area with retractable roof.
Oil fired central heating boiler.
PVC oil storage tank.
Outside tap.

METAL GARAGE 19'5" x 12'8"

PVC coated roller shutter door. Power, light and rubber floor tiles.





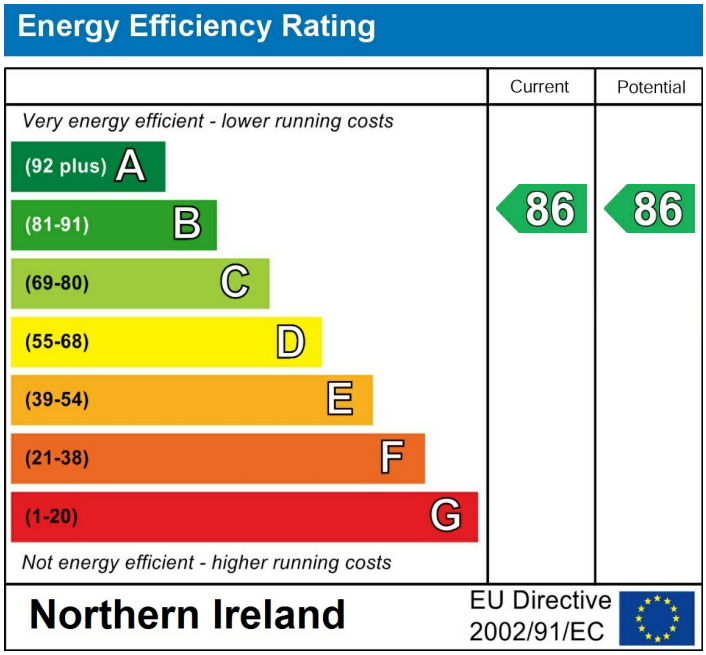
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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, contemporary, three bedroom, recently constructed, detached bungalow with generous sized private driveway, metal garage and large, fully enclosed rear garden, occupying a prime site located on the Kilgavanagh Road, Antrim, within close proximity to main commuter networks and amenities of Antrim town. Finished to an exceptional standard throughout, the property comprises entrance hall, kitchen through dining room with luxury fitted kitchen, stepping down to main living/lounge area with glass fronted wood burning stove and cathedral style feature height ceiling, separate pantry/utility room, laundry room, three well proportioned bedrooms, to include principal bedroom with walk in dressing room and deluxe fully tiled en suite shower room, and deluxe fully tiled family bathroom with contemporary four piece suite. Externally, the property enjoys generous sized private driveway finished in decorative stone, metal garage, front garden finished in lawn, and large, fully enclosed, rear garden finished in lawn, decorative stone and raised beds suited for fruit and vegetable growing, porcelain tiled patio areas and metal pergola/entertaining area with retractable roof. Other attributes include oil fired central heating with underfloor heating, heat recovery system and PVC triple glazing. Early viewing highly 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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Shortlisted TheNegotiator Awards 2019

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