



108 Whitesides Road, Antrim, BT41 3DY

Offers in the region of £550,000

Enjoying a site of circa 0.48 acres, this impressive new build four/five bedroom detached house offers family size living accommodation in pleasant rural surroundings.

Designed by local Architect Ivan McClean and built to an exacting standard, this impressive country residence offers circa 2,820 sq ft of living accommodation, set over two floors.

The property is offered for sale with a high quality turnkey finish.

This stunning new build is only 5 miles from nearby Ballymena, Toomebridge and Randalstown, 14 miles from Belfast international airport and only 28 miles from Belfast City Centre with great road connections.

Please note, internal photographs are of a similar house completed by the same developer. These are for illustration purposes only.



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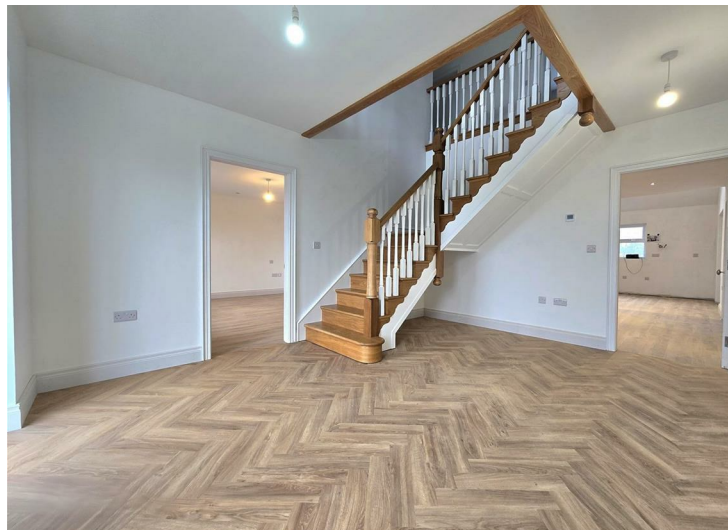


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Property Features

- Impressive full two story new build of circa 2,820 sq ft on the Whitesides Road
- Architects 6 year building warranty
- Three formal reception rooms plus an en-suite ground floor bedroom
- Spacious open plan Kitchen/Dining Area with a separate Utility Room
- Four well proportioned first floor bedrooms (two en-suite) with an en-suite ground floor bedroom
- Large family Bathroom
- Underfloor heating system serviced by an Air Source Heat Pump Heating system with PIV (positive input ventilation) & MEV (mechanical extract ventilation)
- PVC double glazed windows and composite external doors
- Detached double garage with twin roller doors and a pedestrian access to the side door
- Set on site of approximately 0.48 acres



Accommodation (Dimensions and Areas are approximate)

Interior

The property is of conventional construction, built and insulated to a very high standard (cavity block built, externally rendered, screed ground floor/solid first floors).

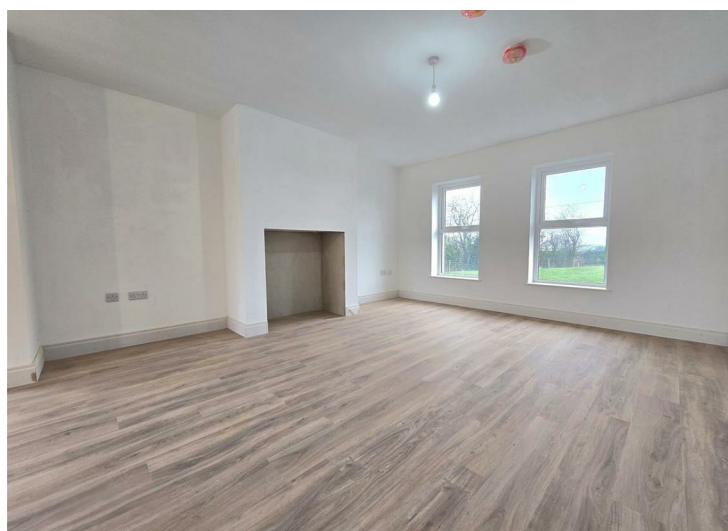
The internal finish includes a high specification of internal wiring, including cat 5/6 cabling, telephone, USB points (selected locations) and wiring for security system.

The ground floor will be finished with throughout with LVT flooring, with the exception of the bathroom which will be tiled.

The first floor will be finished in carpet, with tiling in the bathrooms.

EPC on completion (predicted to be a B rating).

Please note, the internal photographs used in the listings are of a property the developer completed last year, which is identical in layout. The finish of the property will be similar to as shown, however purchasers will have the option to adjust the finishes to their taste.



Ground Floor

Entrance Hall 12'5" x 14'8" (3.8m x 4.485)

Impressive entrance hall, overlooked by a gallery landing with a vaulted ceiling.

Living Room 15'8" x 14'7" (4.8 x 4.45)

Provision has been made for the installation of a wood burning stove or open fire. Set in an open plan with the Family Dining Room. Please note this room can be partitioned off from the other room if required.

Family Dining 9'5" x 14'7" (2.885 x 4.45)

Set in an open plan with the Living Room and Sun Lounge. Please note this room can be partitioned off from the other rooms if required.

Sun Lounge 10'4" x 13'0" (3.15 x 3.965)

Set in an open plan with the Family Dining Room. Please note this room can be partitioned off from the other room if required.

Kitchen/Dining 23'9" x 14'1" (7.25 x 4.3)

Spacious Kitchen/Dining area. Photographs shown are of a property built by the same developer, with an identical kitchen layout. Please note purchasers will have their choice of kitchen.

Ground Floor Shower Room 8'3" x 9'4" (2.535 x 2.85)

Jack and Jill Shower room, accessed from the ground floor Bedroom and the Rear Hall.

Utility 11'1" x 8'10" (3.385 x 2.7)

Store 9'4" x 3'11" (2.85 x 1.2)

Large walk in store, accessed off the Rear Hall.

Bedroom 5/Playroom 14'7" x 11'5" (4.45 x 3.485)

This room can be utilised as a ground floor bedroom or an additional reception room, depending on the purchasers needs. En-suite off.

First Floor

Landing

Gallery Landing overlooking the Entrance Hall. Vaulted ceiling with feature front facing window. Walk in airing cupboard. The loft has been floored, with access via a retractable roof hatch ladder.

Master Bedroom 1 13'9" x 14'1" (4.2 x 4.315)

Spacious master bedroom with en-suite and dressing room off.

Master En-Suite 7'2" x 6'4" (2.2 x 1.935)



Master Dressing Room 7'2" x 6'3" (2.2 x 1.930)

Bedroom 2 14'7" x 11'9" (4.45 x 3.6)
En-suite off.

En-Suite 10'9" x 3'7" (3.3 x 1.1)

Bedroom 3 14'7" x 11'9" (4.45 x 3.6)

Bedroom 4 15'1" x 9'10" (4.6 x 3)

Bathroom 11'11" x 9'10" (3.65 x 3)

Linen Store

Outside

The exterior of the property is externally rendered and painted, with black aluminium guttering and PVC downpipes. Effluent discharge is to a septic tank.

Also included in the asking price is the lawn top soiled and sown with a laurel hedge boundary.

Access is via private entrance pillars with automated gates from Whitesides Road, a tarmac driveway leads to a substantial detached double garage (circa 484 sq. ft.).

The property will enjoy generous landscaped gardens complete with lawn to the front and side with laurel hedging to prominent boundaries.

Detached double garage

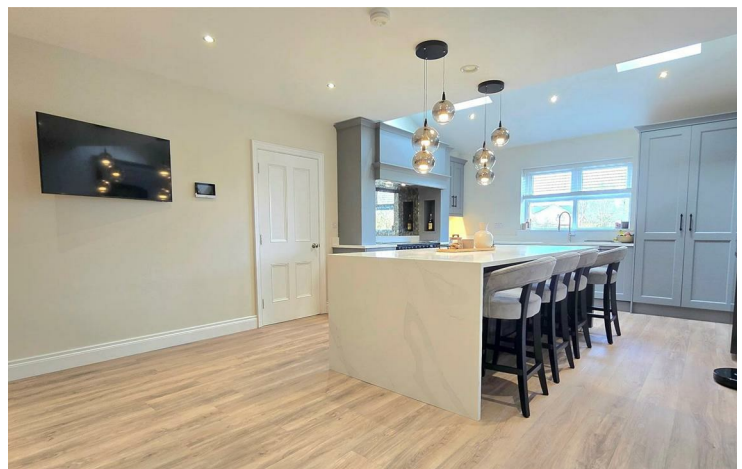
Detached double garage with twin roller doors and a pedestrian access to to the side door



Photos from a similar property by the same developer. For illustration purposes only.



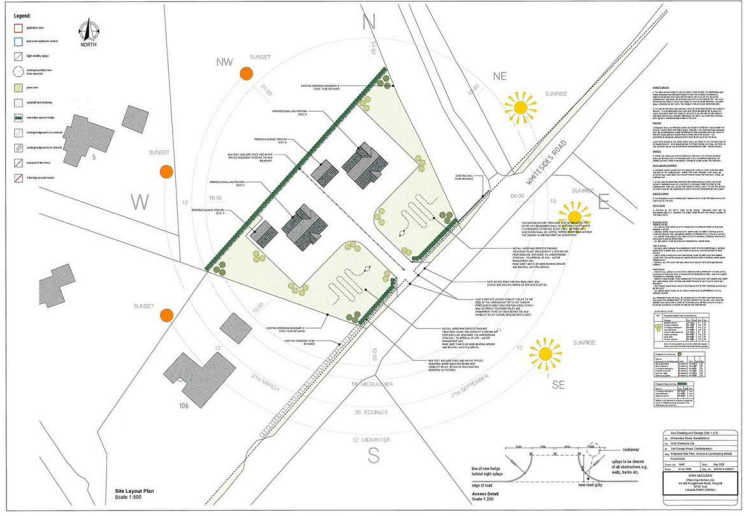
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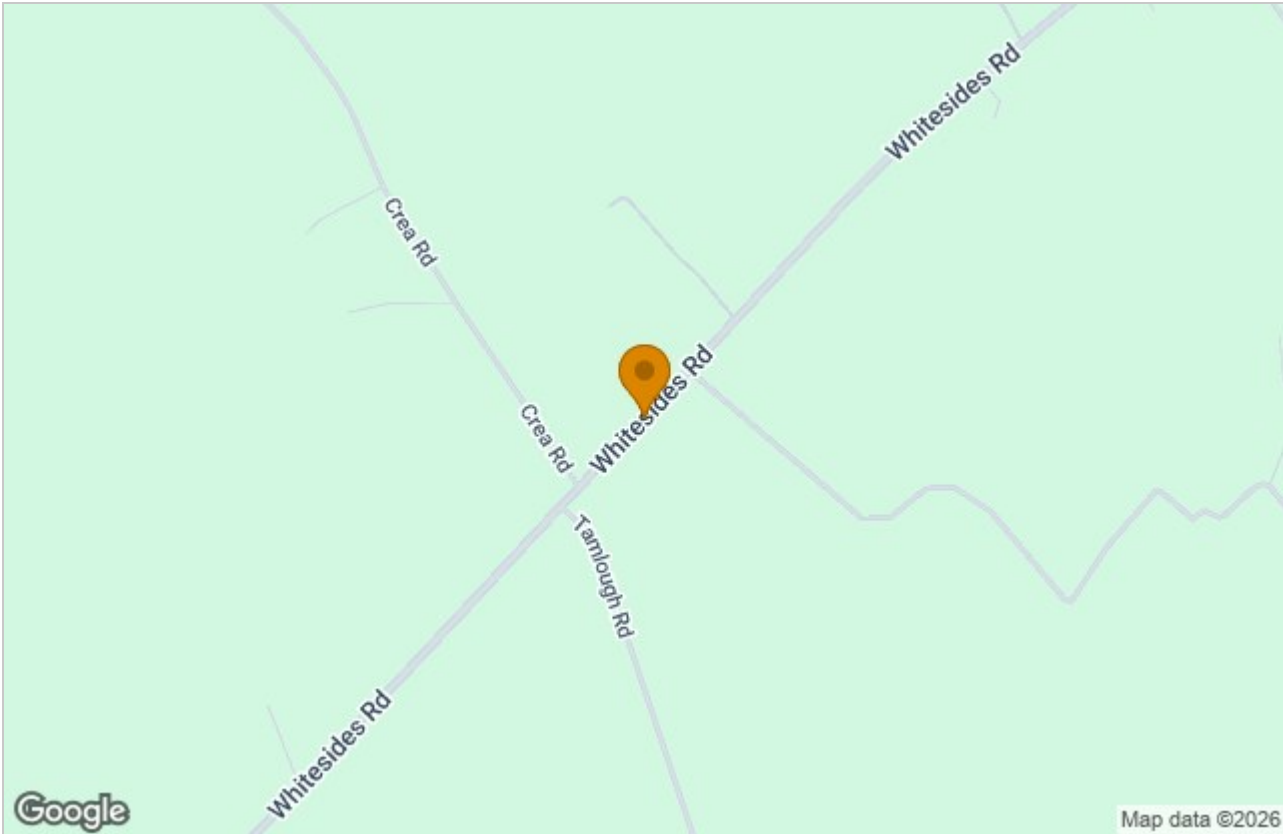
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Area Map



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