



56 Ahoghill Road, Randalstown, BT41 3DG

Offers in the region of £315,000

Set on a mature site of circa 0.3 acres on the edge of Randalstown village, this deceptively spacious detached bungalow offers family size living accommodation in a convenient location.

Finished to an excellent standard throughout, with open plan living spaces, contemporary kitchen and bathroom fittings and three well proportioned bedrooms, all literally ready for occupation.

Outside the property enjoys large, practical garden spaces without being burdensome to maintain. This home is likely to be of interest to those choosing to downsize, as well as to those with growing families and early viewing is therefore recommended in order to avoid disappointment.



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Property Features

- Spacious detached bungalow (circa 1,500 sq ft) on the edge of Randalstown village
- Two formal reception rooms
- Modern fitted Kitchen in an open plan with an additional living area
- Separate Utility Room
- Three well proportioned bedrooms
- Family bathroom fitted with a contemporary suite
- Oil fired heating system
- PVC double glazed external windows and doors
- Detached double garage to the rear
- Set on a mature site of circa 0.3 acres



Accommodation (Dimensions and Areas are approximate)

Ground Floor

Entrance Hall 5'4" x 5'2" (1.64 x 1.58)
PVC composite door with sidelight and fanlight.
Tiled floor.
PVC clad ceiling.

Hall 8'2" x 5'1" (2.49m x 1.55m)
External quality PVC door from Entrance Hall (allowing for packages to be left in the entrance hall while keeping the property secure).
Wood effect laminate flooring.
French doors opening into Living Area.

Cloak Room 4'10" x 2'6" (1.49 x 0.78)
Fitted with a LFWC and wash hand basin with vanity unit below and LEDC lit mirror over. Heated towel rail. Wood effect laminate flooring. Recessed ceiling light.

Living Room 18'6" x 10'9" (max) (5.65 x 3.28 (max))
The principle feature of this room is the stunning three sided frameless glass gas fire inset into the chimney breast. Solid Oak flooring, ceiling coving.
French doors opening into the Dining Room.

Dining Room 11'7" x 7'8" (3.55 x 2.34)
PVC Patio doors opening to the rear.
French doors opening from the Living Room.
Solid Oak flooring. Ceiling coving.



Open Plan Kitchen/Living Area 25'8" x 11'5" (7.83 x 3.5)

Fitted with a range of contemporary shaker style eye and low level units. Laminate work surfaces with matching upstands. Stanley range cooker with a six ring gas hob and twin electric ovens. Space for American Fridge/ Freezer. Integrated Dishwasher. Matching centre island with breakfast bar and low level storage. Set in an open plan with a Living Area, space for electric stove on a polished granite hearth. Karndean Laminate flooring.

Utility Room 17'0" x 6'0" (5.2 x 1.83)

Fitted to match the kitchen with a range of eye and low level units, and laminate work surfaces with matching upstands. Plumbed for washing machine with space for tumble dryer. Karndean laminate floor. PVC back door.

Hall 10'5" x 4'11" (max) (3.2 x 1.5 (max))

Built in airing cupboard.
Tile effect laminate flooring.

Bedroom 1 13'8" x 10'8" (max) (4.17 x 3.26 (max))

Fitted with mirrored sliding wardrobes.
Solid Oak flooring.

Bedroom 2 13'10" x 12'11" (4.23 x 3.95)

Fitted with two mirrored sliding wardrobes.

Bedroom 3 16'7" x 9'8" (5.06 x 2.95)

Fitted mirrored sliding wardrobes.

Bathroom 8'6" x 8'2" (2.6 x 2.5)

Fitted with a contemporary suite, including a freestanding bath, large shower cubicle, LFWC and wash hand basin with vanity unit beneath and LED lit mirror over. Marble effect splashback areas and tile effect laminate flooring. Recessed ceiling lighting. Built in wardrobe.

Outside

Set on a site of approximately one third of an acre, the property has ample outside space. The front garden is laid in lawn with a gravel driveway extending to the side, leading to a large back yard. The back garden is laid in lawn, screened by mature hedging, with a summerhouse and patio areas.

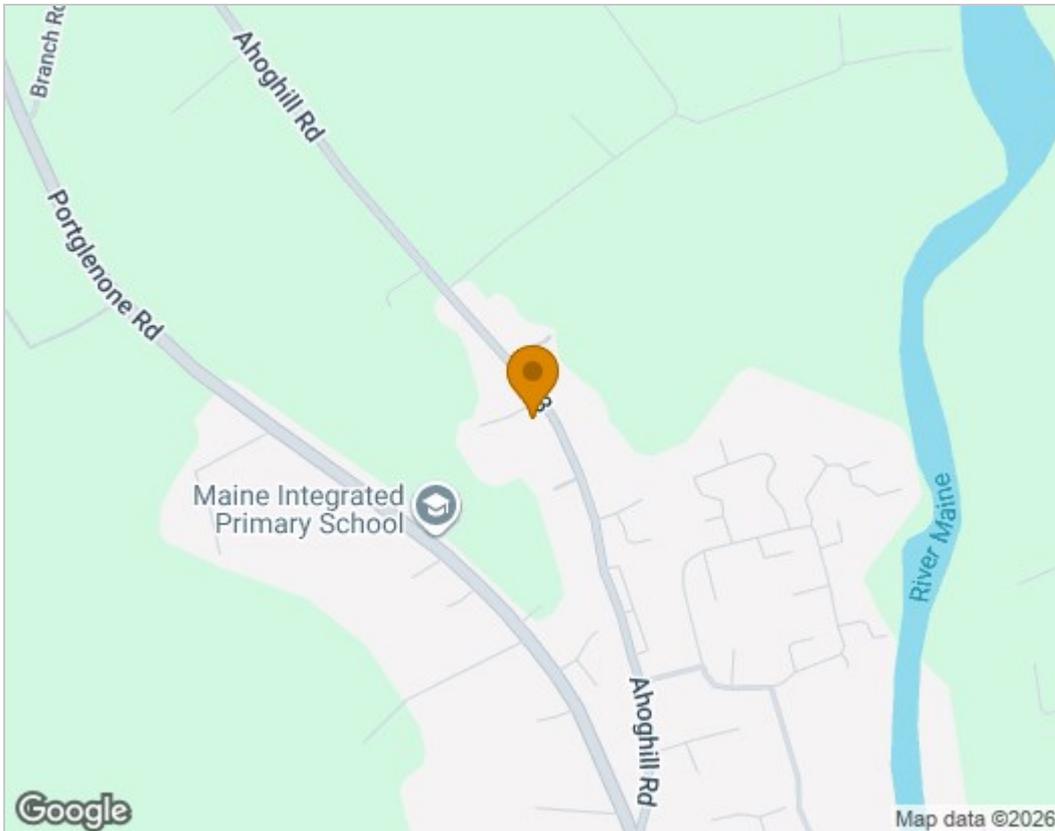
Garage 24'11" x 16'4" (7.62 x 5)

Twin roller doors.
Pedestrian door to the side.
Lights and power.

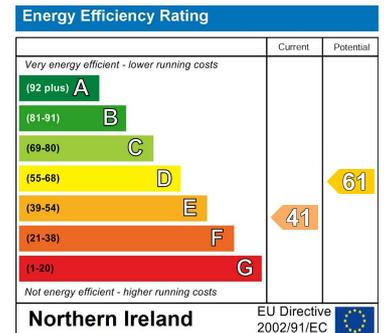




Area Map



Energy Efficiency Graph



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