

68B Rathmore Road, Antrim, BT41 2HX



**PRICE Offers Over
£424,950**

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



This is an incredibly rare opportunity to purchase a deceptively spacious four bedroom detached property extending to just over 2,500Sq.Ft. with three spacious reception rooms, kitchen with informal dining, spacious utility room and ground floor shower room with W/C. With four well proportioned double bedrooms to the first floor to include two with well appointed ensuite shower rooms, this superb family home is likely to appeal to a wide range of potential purchasers. Located in a semi-rural location just off the main Loughanmore Road between Templepatrick and Antrim, this delightful property offers all the benefits of rural living with the convenience of proximity to local towns, hotels with adjoining spas, golf courses and the M2 motorway providing speedy access to Belfast City Centre and the North West.

Early viewing strongly recommended.

FEATURES

- Entrance porch with solid wood floor through to Entrance Hall with staircase to first floor / Inner hall with access to Ground Floor Shower Room with modern white suite
- Living room with feature fire surround and gas fired inset / Lounge 20'1 x 13'8 into bay window / Feature fire surround and gas fired inset / Glazed door to;
- Dining room 13'9 x 13'3 (max) with dual aspect windows / Door to;
- Kitchen with informal dining 21'7 x 13'8 / Full range of beech "Shaker" style high and low level units and matching "Welsh" style dresser / Mostly polished granite work surfaces / Integrated fridge and dishwasher
- Utility room 10'5 x 9'4 with full range of maple effect "Shaker" style high and low level units / Adjoining store room 10'10 x 8'5 with oil-fired boiler / Access to Integral Garage 15'10 x 11'4 with electrically operated roller shutter door
- Spacious first floor landing with walk-in Hotpress
- Four well proportioned double bedrooms / Two with Ensuite shower rooms
- Family Bathroom 11'4 x 7'10 with modern white suite to include double ended bath / Wall mounted vanity unit with inset sink unit / Designer upright radiators
- Hardwood double glazed windows / Oil-fired central heating / Security alarm system / PVC fascia and soffits / Dry verge to roof
- Extensive gardens to front, side and rear in neat lawn and mature specimen trees / Well stocked borders / Extensive tegula brick parking to front and rear / Generous paved patio area

ACCOMMODATION

Hardwood six panel entrance door and double glazed sidelights to;

ENTRANCE PORCH 6'6 x 5'5 (1.98m x 1.65m)

Solid wood floor through eight pane glazed French doors to;

ENTRANCE HALL

Solid wood floor. Staircase to first floor with mahogany moulded handrail and turned balustrading. Feature archway to;

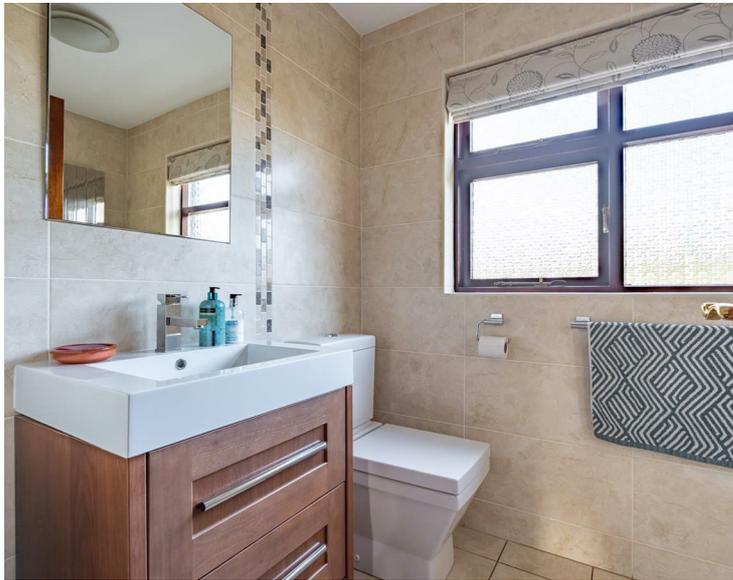
INNER HALL

Understair cloaks cupboard. Solid wood floor. Two double radiators.



GROUND FLOOR SHOWER ROOM & W/C 7'6 x 5'1 (2.29m x 1.55m)

Modern white suite comprising push button low flush W/C and moulded wash hand basin in vanity with feature mixer taps and drawer storage below. Fully tiled shower cubicle with "Mira Sport" electric shower unit, glazed screen and pivot door. Fully tiled wall with decorative insets. Fully tiled floor. Polished chrome upright designer radiator.



LIVING ROOM / BEDROOM 5 13'8 x 13'8 (4.17m x 4.17m)

Open fire with gas fire inset and feature pine fire surround. Cast iron and tiled inset. Gas fire. "Eyeball" spotlights. Solid wood floor. Double radiator.



LOUNGE 20'1 x 13'8 (6.12m x 4.17m)

(into bay) Ornate mahogany fire surround with part polished cast iron and decorative tiled inset. Gas fire. "Eyeball" spotlights. Double and single radiator. Eight panel bevelled glass door to;



DINING ROOM 13'9 x 13'3 (4.19m x 4.04m)

(max) Dual aspect windows. Double radiator. Door to;



KITCHEN WITH INFORMAL DINING 21'7 x 13'8 (6.58m x 4.17m)

Full range of beech "Shaker" style high and low level units with short chrome handles, open display shelving, wine rack and "Welsh" style dresser with glazed displays and open shelving. Space for range style cooker with stainless steel and glass over head extractor. Mostly polished granite work surfaces with inset one and half bowl "Franke" stainless steel sink unit and mixer taps. Fluted drainer. Over window pelmet with inset lighting. Integrated fridge, dishwasher and microwave. Low level kick board blow heater. Fully tiled floor and part tiled walls to work surfaces. Hardwood double glazed French doors to rear. Double radiator.





UTILITY ROOM 10'5 x 9'4 (3.18m x 2.84m)

Full range of maple "Shaker" style high and low level units with feature handles and contrasting work surfaces. Broom cupboard. Single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine and space for dryer. Fully tiled floor and part tiled walls. Single radiator. Nine pane glazed door to rear. Door to:



STORE ROOM 10'10 x 8'5 (3.30m x 2.57m)

Hard wood door to rear with glazed over light. Oil fired boiler. Power and light.

INTEGRAL GARAGE 15'10 x 11'4 (4.83m x 3.45m)

Remote control electrically operated roller shutter door. Gable side window. Power and light.

FIRST FLOOR LANDING

Double glazed roof light. Single radiator and double radiator. Access to loft.

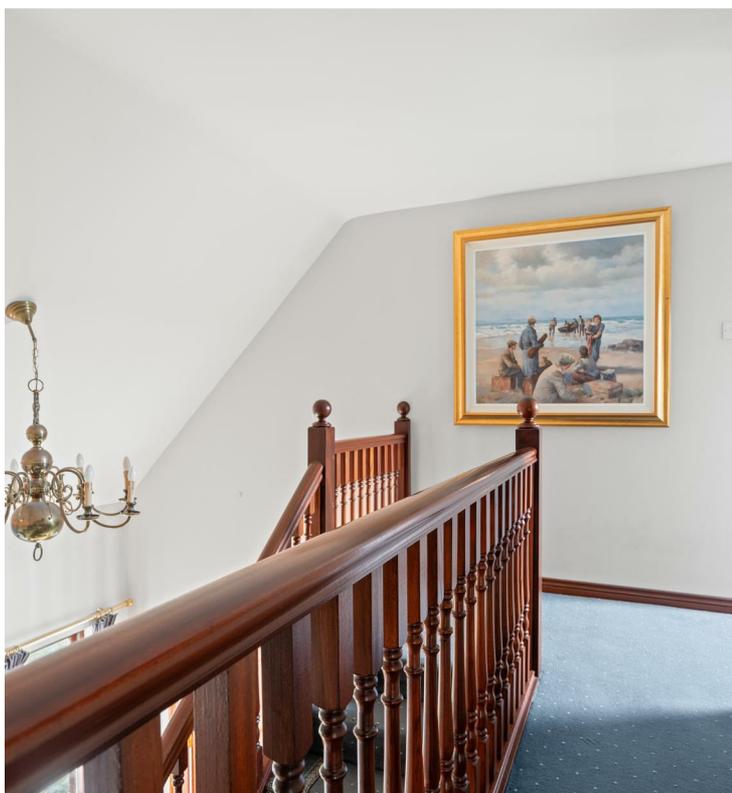
WALK-IN HOTPRESS 9'4 x 5'4 (2.84m x 1.63m)

with copper cylinder. Substantial shelving.



BEDROOM 1 19' x 11'9 (5.79m x 3.58m)

(max) plus built-in wardrobes. Double radiator.





ENSUITE 6'7 x 6'6 (2.01m x 1.98m)

Modern white suite comprising push button low flush W/C and moulded wash hand basin in vanity unit with mixer tap and storage cupboard below. Fully tiled shower cubicle with "Mira Vie" electric shower unit and sliding glazed doors. Fully tiled walls. Gable side window. Polished chrome heated towel radiator.

BEDROOM 2 16'2 x 11'5 (4.93m x 3.48m)

(max) plus built-in wardrobe. Gable side window. Double radiator.

ENSUITE 6'11 x 6'6 (2.11m x 1.98m)

(max) White suite comprising push button low flush W/C and pedestal wash hand basin with feature mixer tap. Fully tiled quadrant shower cubicle with "Mira Sport" electric shower unit. Double glazed "Velux" roof light. Part tiled walls. Single radiator.



BEDROOM 3 13'9 x 13'9 (4.19m x 4.19m)

(into dormer) Single radiator.

BEDROOM 4 11'6 x 9'8 (3.51m x 2.95m)

Gable end window. Two "Keylite" double glazed roof lights. Single radiator.





FAMILY BATHROOM 11'4 x 7'10 (3.45m x 2.39m)

Modern white suite comprising double ended bath with feature off set mixer tap, push button low flush W/C and moulded wash hand basin on wall hung vanity with mixer taps and storage drawer below. Glass shelved recess. Two "Keylite" double glazed roof lights. Double doors to built-in storage. Fully tiled floor and walls. Low voltage down lights. Feature designer upright radiator and separate low level designer radiator with towel rail.



OUTSIDE

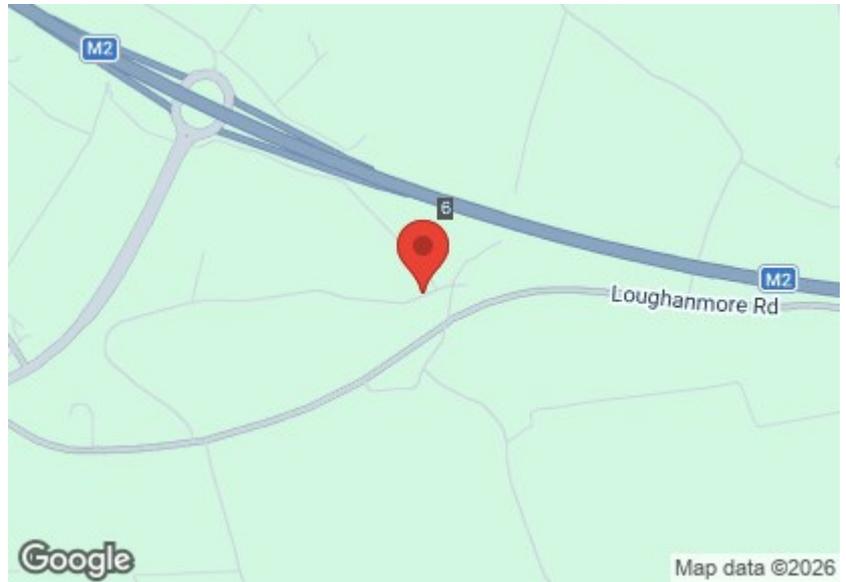
Brick built wing walls and pillars with vehicular access via composite gates to spacious tegula brick drive with parking for 4 plus cars. Garden to front, side and rear in neat lawn, well stocked borders with specimen trees and shrubs. Timber pedestrian gate to side and composite vehicular gates giving access to rear. Spacious rear garden in neat lawn, timber fencing, specimen trees and low level walling. Outside tap, lights and power sockets. Enclosed tegula brick parking for 3 plus cars. Substantial paved patio.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland	EU Directive 2002/91/EC		



Mortgage **IQ**

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA

T: 028 9417 0000

IQ

WE KNOW WHAT IT TAKES

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

