

75 Portgelnone Road, Randalstown, BT41 3EH



**PRICE Offers Over
£264,950**

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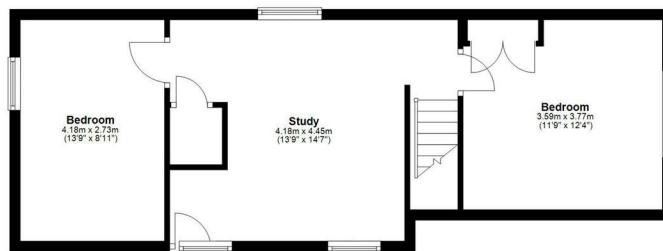
Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

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

Ground Floor
Approx. 106.0 sq. metres (1141.3 sq. feet)



First Floor
Approx. 49.1 sq. metres (528.2 sq. feet)



Total area: approx. 155.1 sq. metres (1669.5 sq. feet)

Photos and Plans by housefyeni.co.uk

Nestled on Portglenone Road in the charming town of Randalstown, this delightful four-bedroom detached chalet-style bungalow offers a perfect blend of comfort and convenience. The property boasts two inviting reception rooms, ideal for both relaxation and entertaining, alongside a spacious kitchen that features an informal dining area, perfect for family gatherings.

Set on a generous and private site, the well-maintained gardens envelop the home, providing a serene outdoor space to enjoy throughout the seasons. The asphalt driveway allows for off-street parking for up to four vehicles, complemented by a detached garage, a timber shed, and a greenhouse, catering to all your storage and gardening needs.

The property is fitted with PVC double-glazed windows and sliding patio doors, ensuring warmth and light throughout. With oil-fired central heating, you can enjoy a cosy atmosphere during the cooler months.

Situated in a superb location, this home is within easy reach of Randalstown town centre, offering a variety of local amenities and services. This property is an excellent opportunity for those seeking a spacious family home in a tranquil yet accessible setting.

Don't miss the chance to make this charming bungalow your own.

FEATURES

- Entrance hall with open tread staircase to first floor / Steps down to lower level with cloaks cupboard
- Living room 18' x 11'11 with open fire and dual aspect windows
- Dining room 15'1 x 11'9 (max) with PVC double glazed sliding patio doors
- Kitchen with informal dining with full range of linen effect high and low level units / Integrated "Bosch" halogen hob and mid level double oven
- Utility room with access to ground floor W/C
- Two well proportioned bedrooms to the ground floor / One with feature corner window
- Two further bedrooms to the first floor / Spacious first floor landing
- PVC double glazed windows / Oil-fired central heating / PVC fascia and soffits
- Asphalt drive with substantial parking and access to detached garage / Generous gardens to front, side and rear / Timber shed and lean-to greenhouse
- Superb location close to the town centre / Ideally suited to down sizers and young families alike

ACCOMMODATION

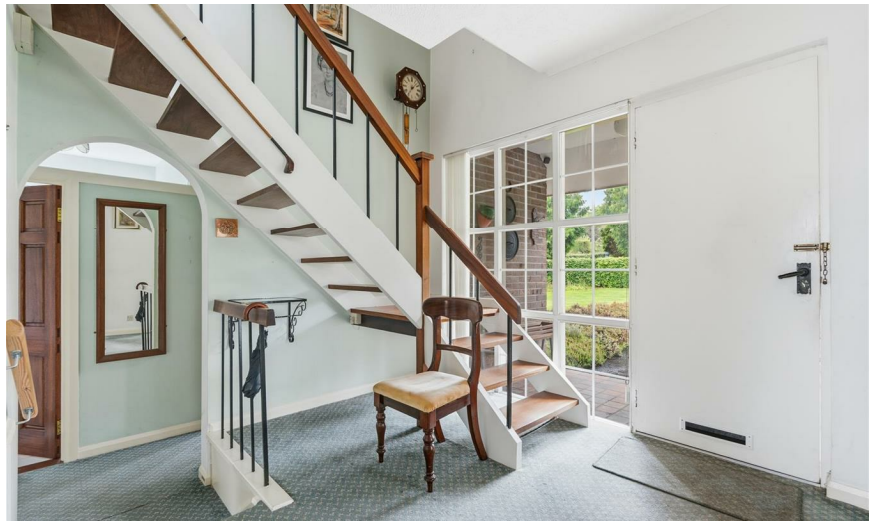
Covered open entrance foyer 8'5 x 5'4 with tiled hearth. Door and double glazed side lights to:

ENTRANCE HALL

Open tread staircase to first floor with mahogany hand rail and wrought iron balustrade. Two steps down to lower level.

LIVING ROOM 18' x 11'11 (5.49m x 3.63m)

Open fire finished in "ty-rock" with tiled surround and hearth. Dual aspect PVC double glazed windows. Two double radiators.



DINING ROOM 15'1 x 11'9 (4.60m x 3.58m)

(max) PVC double glazed sliding patio doors to side. Double radiator.



KITCHEN WITH INFORMAL DINING 16'5 x 11'10 (5.00m x 3.61m)

Full range of linen effect high and low level units with wood trim and complimentary work surfaces. Double drainer stainless steel sink unit with mixer taps. Integrated "Bosch" four ring halogen hob with over head wall mounted extractor and beaten copper canopy. Mid level "Bosch" double oven. Space for fridge freezer. Concealed hot press with insulated copper cylinder and immersion heater. Shelving above. Part tiled walls and fully tiled floor. Single radiator.



UTILITY 8'7 x 6'9 (2.62m x 2.06m)

White low level units with single drainer stainless steel sink unit. Plumbed for washing machine. Part tiled walls. Broom cupboard and storage above. Fully tiled floor. Single radiator. Door to covered side foyer with tiled step.

GROUND FLOOR W/C

White suite comprising low flush W/C and wall mounted wash hand basin with tiled splash back. Fully tiled floor.



LOWER LEVEL

Cloaks cupboard.

BEDROOM 1 12'5 x 9'11 (3.78m x 3.02m)

Corner window. High ceiling. Double radiator.

BEDROOM 2 12'5 x 9'10 (3.78m x 3.00m)

Three feature high level windows. Two single radiators.



BATHROOM 9'0 x 6'0 (2.74m x 1.83m)

Original "baby blue" coloured suite comprising panelled bath, low flush W/C and pedestal wash hand basin. Three quarter tiled corner quadrant shower cubicle with "Mira Sport" electric shower unit and sliding cubicle door. Half tiled walls with decorative border. Fully tiled floor. Double radiator. Large high level window for borrowed light into lower hall.





SPACIOUS FIRST FLOOR LANDING 15'6 x 13'9 (4.72m x 4.19m)

(max) Previously two rooms and landing. Access to loft. Secondary glazed roof lights to front and rear. Storage cupboard. Access to eaves storage at front and rear. Double radiator.



BEDROOM 3 12'5 x 11'7 (3.78m x 3.53m)

into recess to include built-in wardrobes with three doors. Gable end window. Single radiator.

BEDROOM 4 12'5 x 8'8 (3.78m x 2.64m)

Access to eaves storage. PVC double glazed gable end window. No radiator.





OUTSIDE

Asphalt drive with feature pillars and old wooden farm style gate to substantial asphalt paving for up to four cars. Beech hedge to front with well maintained gardens to front, side and rear. Well stocked borders. Access to:

DETACHED GARAGE 17'5 x 10'5 (5.31m x 3.18m)

Up and over door. Power and light.

ATTACHED BOILER HOUSE 5'3 x 4'5 (1.60m x 1.35m)

Oil fired boiler. Power and light.

Timber pedestrian gate. Crazy paved path and patio to rear with brick edging. Well stocked border and mature trees. Large attached timber shed 13'4 x 10'8 Separate attached Greenhouse to side. Outside light and tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

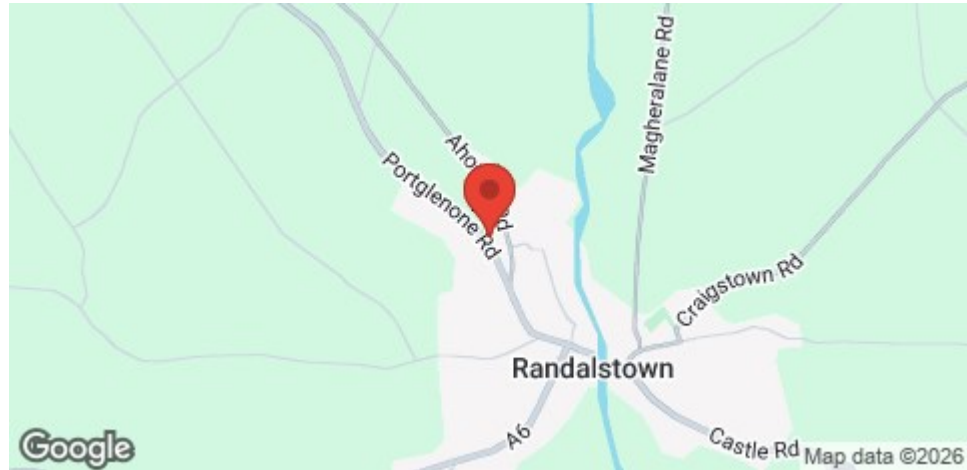
Please note, none of the services or appliances have been tested at this property.



Total area: approx. 155.1 sq. metres (1669.5 sq. feet)
 Photos and Plans by Houzzplan.co.uk
 Plans produced using Houzzplan

75 Portglenone Road, Randalstown

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC



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