

3 Briermount, Randalstown, BT41 3AY



Total area: approx. 205.4 sq. metres (2158.4 sq. feet)
 Property is a semi-detached house
 3 Briermount, Randalstown

**PRICE Offers Over
£425,000**

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 BT36 5EU
 Tel: (028) 9083 0803



Nestled in the charming location of Briermount, Randalstown, Antrim, this stunning six-bedroom detached house is a true gem waiting to be discovered. As you step inside, you are greeted by a spacious entrance hall with feature tiling and oak staircase to the first floor together with three reception rooms that offer ample space for entertaining or simply unwinding after a long day.

The property boasts six generously sized bedrooms, two of which feature en-suites, and a dressing room in the main bedroom, providing a touch of luxury and convenience. With three bathrooms in total plus two ground floor W/C's, there will never be a queue in the morning rush.

The spacious lounge is bathed in natural light, thanks to a feature corner window, while the formal dining area opens up to a sunroom through glazed French doors, creating a seamless flow between indoor and outdoor living. The living room exudes warmth with its feature fireplace and fully tiled floor, perfect for cosy evenings in. The kitchen is a culinary delight, complete with cream-coloured high and low-level units, integrated appliances, and an informal dining area for casual meals.

One of the highlights of this property is its elevated position, offering breathtaking views of the treetops towards Tardree Forest. Imagine waking up to such serene views every morning, truly a sight to behold.

Additional features such as PVC double glazed windows, oil-fired central heating, and a "Beam" central vacuum system add to the comfort and convenience of this property.

Parking will never be an issue with space for up to 6 vehicles, making hosting guests or having a large family a breeze. The integral double garage adds to the convenience and practicality of this beautiful home.

With easy access to the town centre and the motorway, this home offers the perfect blend of tranquillity and connectivity. Don't miss the opportunity to make this dream home your reality.

FEATURES

- Spacious entrance hall with feature floor tiling / Oak staircase to first floor / Ground floor W/C
- Lounge 28' x 12'11 with feature fireplace and corner window open to formal dining area with glazed French doors to;
- Sunroom with PVC double glazed windows and door to rear / Living room 15' x 11'9 with open fire and feature surround / Fully tiled floor
- Kitchen with informal dining area 16'8 x 12'10 with full range of cream coloured high and low level units / Integrated "Bosch" double oven and corner hob / Integrated dishwasher and fridge
- Utility room with matching cream coloured units / Fully tiled floor / Access to second ground floor W/C / Access to integral double garage 19'8 x 19 with electric remote operated up and over door
- First floor landing with walk-in hotpress / Storage cupboard with fixed ladder to mostly floor attic 46'4 x 14'4 with two "Velux" roof lights
- Six well proportioned bedrooms / Two with ensuite shower rooms / Main also with walk-in dressing
- Spacious family bathroom with luxury white five piece suite to include panel bath, shower cubicle and bidet
- PVC double glazed windows and external doors / Oil-fired central heating / "Beam" central vacuum system / Oak six panel internal doors / Oak skirting and architrave with "hockey stick"
- Spacious elevated and well maintained site with gardens to front, side and rear in lawn / Paved patio and two tiered timber decked area / Superb views over the tree tops toward Tardree

ACCOMMODATION

Tiled steps to open front porch area. PVC double glazed, leaded and stained glass entrance door and matching side lights to:

SPACIOUS ENTRANCE HALL 25'1 x 9'10 (7.65m x 3.00m)

(max) Fully tiled floor with decorative inset center piece. Moulded corniced ceiling and center rose. Double radiator. Oak stair case to first floor with moulded hand rail and turned ballustrading. Access to under stair storage.

GROUND FLOOR W/C 12'5 x 3'11 (3.78m x 1.19m)

Modern white suite comprising low flush W/C and pedestal wash hand basin with tiled splash back. Fully tiled floor. Extractor fan.



LOUNGE OPEN TO DINING ROOM 28' x 12'11 (8.53m x 3.94m)

Open fire with ornate mahogany surround, cast iron and decorative tiled inset. Polished granite hearth. Feature corner window. Corniced ceiling and center rose. Wall light points. Dual aspect windows. Wood laminate flooring. Two double radiators. 6 pane beveled glass French doors to:



SUNROOM 11'6 x 11'3 (3.51m x 3.43m)

PVC double glazed windows and door to rear. Moulded corniced ceiling and center rose. Fully tiled floor. Double radiator.



LIVING ROOM 15' x 11'9 (4.57m x 3.58m)

Open fire with ornate mahogany surround and marble inset and hearth. Moulded ceiling cornice and center rose. Fully tiled floor. Double radiator.



KITCHEN INTO INFORMAL DINING 16'8 x 12'10 (5.08m x 3.91m)

Full range of cream coloured country style high and low level units with feature polished chrome handles glazed display cabinets. Complimentary bleached oak effect work surfaces. Single drainer sink unit and matching mixer taps. Over window pelmet with low voltage down lights. Integrated four ring "Bosch" electric corner hob with over head extractor. Mid level "Bosch" double oven and grill. Integrated dish washer and fridge. Fully tiled floor. Part tiled walls to work surfaces. Low voltage down lights. Double radiator.



UTILITY 16'2 x 8'1 (4.93m x 2.46m)

Full range of matching cream coloured country kitchen style high and low level units with polished chrome handles. Open corner shelving and complimentary bleached oak effect work surfaces and up-stands. Single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine and space for dryer. Fully tiled floor and part tiled walls to work surfaces. PVC double glazed door to rear. Double radiator. Door to integrated garage. Access to:

GROUND FLOOR W/C 8'1 x 3'10 (2.46m x 1.17m)

Modern white suite comprising low flush W/C and pedestal wash hand basin with tiled splash back. Fully tiled floor. Double radiator.

INTEGRATED GARAGE 19'8 x 19' (5.99m x 5.79m)

Electric remote controlled up and over door. Power and light. PVC double glazed windows to side. Oil fired boiler. "Beam" central vacuum receptacle.

FIRST FLOOR LANDING

Large format window to half landing. Single radiator.



WALK-IN HOT PRESS 8'3 x 4'4 (2.51m x 1.32m)

Copper cylinder and immersion heater. L-shaped shelving.

SEPERATE DOOR TO;

Storage cupboard with fixed ladder to:

LARGE ATTIC 46'4 x 14'4 (14.12m x 4.37m)

Mostly floored. Two large "Velux" double glazed roof lights. Power sockets. Suitable for conversion (subject to necessary building control approval).

BEDROOM 1 15'8 x 11'9 (4.78m x 3.58m)

Double radiator.

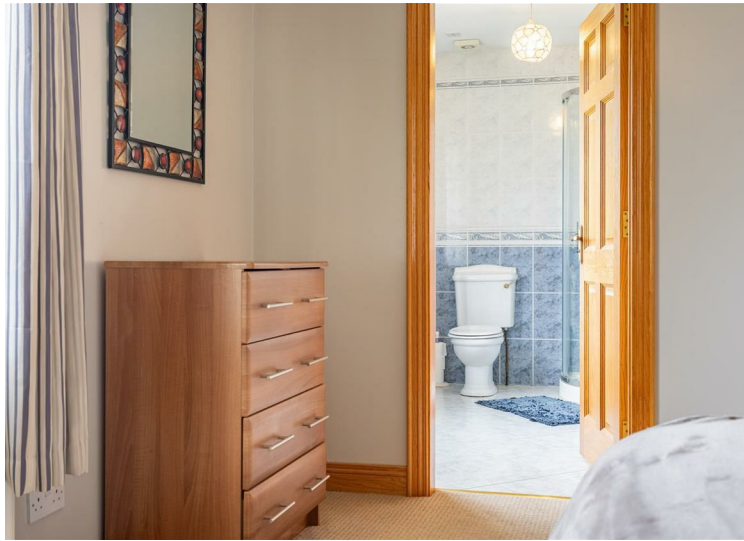


WALK-IN DRESSING ROOM 6'3 x 4'10 (1.91m x 1.47m)

with hanging space and shelving.

ENSUITE 9'6 x 6'5 (2.90m x 1.96m)

White Victorian style suite comprising low flush W/C and pedestal wash hand basin. Fully tiled corner quadrant shower cubicle with "Redring" electric shower unit and sliding cubicle doors. Fully tiled walls with decorative inset border. Fully tiled floor. Double radiator. Extractor fan.



BEDROOM 2 15'1 x 10'9 (4.60m x 3.28m)

Full range of built-in furniture comprising three wardrobes (one with inset mirror). Low level cupboard and drawer set to vanity area. Fixed wall mounted bed head and matching bed side drawer sets.

ENSUITE 10'8 x 4'6 (3.25m x 1.37m)

Victorian style suite comprising low flush W/C and pedestal wash hand basin. Fully tiled corner quadrant shower cubicle with "Redring" electric shower unit and pivot glazed door. Fully tiled walls with feature border. Fully tiled floor. Extractor fan. Gable end window. Single radiator.



BEDROOM 3 12'10 x 9'6 (3.91m x 2.90m)

Double radiator.

BEDROOM 4 14'2 x 9'2 (4.32m x 2.79m)

(max) Large double glazed "Velux" window. Stunning views over tree tops to Tardree Forst. Single radiator.



BEDROOM 5 15'10 x 8'9 (4.83m x 2.67m)

Double radiator.



BEDROOM 6 11'10 x 7'10 (3.61m x 2.39m)

Single radiator.



BATHROOM 12'9 x 6'9 (3.89m x 2.06m)

Luxury white Victorian style suite comprising corner bath with gold coloured antique style mixer taps and telephone hand shower. Low flush W/C, pedestal wash hand basin and bidet (all with gold coloured fittings) Fully tiled corner quadrant shower cubicle with "Redring" electric shower unit and sliding cubicle doors. Extractor fan. Fully tiled floor and walls with decorative inset border. Single radiator.



OUTSIDE

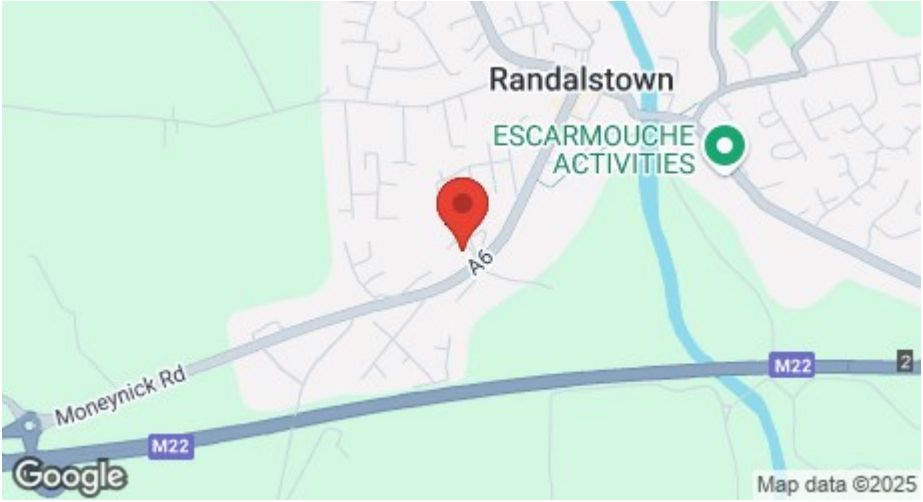
Asphalt drive with off street parking for up to six cars. Access to integrated garage via remote controlled up and over door. Garden to front, side and rear in neat lawn. Low level stone wall and pink stone display area well stocked with young shrubs and conifers. Paved pathway to front. Timber decked patio on two tiers to side. Timber fencing and pedestrian gate to fully enclosed rear garden in neat lawn, low level wall and raised pink stone display well stocked in shrubs. PVC oil tank. Paved pathway and patio area. 5Ft. timber fencing and timber pedestrian gate to side accessing side garden in lawn. Outside light and tap.

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 |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 68 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | EU Directive 2002/91/EC | |



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