

2 Moylena Meadow, Antrim, BT41 4AF



**PRICE Offers Over
£379,950**

>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 truly stunning four bedroom detached property in arguably one of the most sought after areas in Antrim town within easy access of the town centre and all local amenities.

Finished to an exceptionally high standard both inside and out, this beautiful property has been enhanced by an superb garden room extension to the rear with spectacular double glazed roof lantern, feature fireplace, part glazed French doors and matching sidelights to the rear patio plus sliding "pocket" doors to the spacious reception hall that not only connects the garden room to the main house but provides additional storage. To carry the aesthetic through, the reception hall also benefits from a feature double glazed roof lantern which ensures a high level of natural light and adds a hint of grandeur to space. The room proportions throughout the property are exceptional, starting with the generous entrance hall and feature staircase to the first floor. With bright but calming decor throughout, the lounge provides a really peaceful sanctuary as does the ground floor double bedroom with adjoining W/C. This theme is carried through to the main hub of the home where the open plan kitchen and dining area exudes a light filled mood with a strong sense of family making it an inviting area to both cook and relax.

With three additional double bedrooms on the first floor to include the principle bedroom with walk-in "his-n-hers" wardrobes and a stunning en-suite shower room, the property also boast a luxury Victorian style bathroom suite with free-standing roll top bath and a quirky study providing a dedicated space for those who work from home.

Outside, the beautifully presented gardens offer an easily maintained area for relaxation and family time with the additional benefit of an adjoining area currently held on license if required.

Only on full internal inspection can one begin to appreciate this stunning home.

Early viewing strongly recommended.

FEATURES

- Spacious entrance hall with solid wood floor and feature staircase to first floor / Ground floor W/C
- Lounge 17'11 x 13'4 with open fire recess, painted wooden surround and inset stove
- Kitchen open to informal dining area / Full range of hand painted in-frame "Shaker" style units / Hard wood double glazed French doors to side / Cream coloured "Aga" three door oil-fired stove / Integrated dishwasher and microwave
- Utility room with light grey coloured "Shaker" style units / Space for fridge freezer
- Inner reception hall with feature double glazed roof lantern / Spacious built-in storage cupboards / Sliding part glazed "pocket" doors to;
- Garden Room 18'0 x 14'6 with large feature double glazed roof lantern, half panelled walls, feature fireplace and part glazed patio doors to adjoining patio
- Four well proportioned bedrooms to include one on the ground floor and Principle Bedroom with walk-in dressing rooms and spacious ensuite shower room
- Bathroom with luxury Victorian style suite to include free-standing roll top bath
- Hardwood double glazed windows / Oil-fired central heating / Integral garage with feature doors
- Tarmac drive with off-street parking for two cars / Neat, well maintained gardens to front, side and rear / Spacious patio area

ACCOMMODATION

Feature brick arched open fronted entrance with patterned tiled step. Hard wood entrance door with double glazed insets and side lights to:

ENTRANCE HALL

Solid wood floor. Half wood strip walls. Double and radiators. Low voltage down lights. Feature wooden tread stair case to first floor with moulded hand rail and turned balustrade. Part glazed door to Lounge.

GROUND FLOOR W/C

White Victorian style suite comprising low flush W/C and moulded circular wash hand basin resting on feature vanity unit with solid chrome tap, open storage and drawer. Half panelled walls. Low voltage down lights. Solid wood floor. Single radiator.



LOUNGE 17'11 x 13'4 (5.46m x 4.06m)

Open fire recess with painted wooden surround, inset glass fronted multi solid fuel stove and polished granite hearth. Half wood panelled walls. Low voltage down lights. Dual aspect windows. Corniced ceiling. Double radiator.



KITCHEN 18'11 x 11'11 (5.77m x 3.63m)

(max) Full range of hand painted light grey coloured "in frame" Shaker style high and low level units with inset double ceramic sink, mixer tap and quartz work surfaces. Integrated dish washer. Cream coloured three door oil fired "Aga" stove. Solid oak work surfaces. Concealed "toaster" cupboard with microwave above. Solid wood floor. Part glazed door to utility room. Open to:

DINING AREA 13'4 x 11'11 (4.06m x 3.63m)

Hard wood double glazed French doors to side. Solid oak wood floor. Low voltage down lights. Designer upright radiator.



UTILITY ROOM 10'4 x 6'9 (3.15m x 2.06m)

Full range of light grey coloured "Shaker" style high and low level units with complimentary work surfaces. Inset one and a quarter bowl ceramic sink unit with polished chrome mixer tap. Plumbed for washing machine and space for tumble dryer. "Stove" four ring gas hob and low level combination oven and grill. Space for fridge freezer. Solid Oak wood floor. Part glazed door to:

INNER RECEPTION HALL 14'7 x 5'8 (4.45m x 1.73m)

into deep storage cupboards with "Shaker" style doors. Feature double glazed roof lantern above. "Old school" style radiator. Low voltage down lights. Door to integral garage. Sliding part glazed pocket doors to:



GARDEN ROOM 18'0 x 14'6 (5.49m x 4.42m)

Half wood panelled walls. Large double glazed roof lantern. Low voltage down lights. Open fire recess with feature painted wooden surround and inset glass fronted multi solid fuel stove. Marble hearth. Part double glazed French doors with matching side lights to spacious patio. Two "old school" style radiators.



INTEGRAL GARAGE 17'9 x 10'8 (5.41m x 3.25m)

Feature timber double doors to front with inset glazed panels. Full wall of built-in storage. Oil fired boiler.

BEDROOM 1 13'5 x 8'8 (4.09m x 2.64m)

Solid oak wood floor. Half panelled walls. Low voltage down lights. Part glazed door to entrance hall. Double radiator.



SPACIOUS FIRST FLOOR LANDING

Low voltage down lights. Solid Oak wood floor. Access to loft. Double doors to walk-in hot press with insulated copper cylinder and immersion heater. Shelving on three sides.

BEDROOM 2 21'7 x 12'9 (6.58m x 3.89m)

into two walk-in wardrobes with double doors. Shelving and hanging space. Semi-solid wood floor. "Old school" style radiator. Low voltage down lights. Three quarter wood panelled walls. Step up to:

ENSUITE 7'8 x 7'8 (2.34m x 2.34m)

Victorian style white suite comprising low flush W/C and feature circular shower cubicle, thermostatic shower unit with fixed drench head and hand held shower. Curved screen and door. Half wood panelled walls. Low voltage down lights. Extractor fan. Access to eaves and storage. "Keylite" double glazed roof light. Solid wood floor. "Old school" style radiator.





BEDROOM 3 13'8 x 9'9 (4.17m x 2.97m)

Solid oak wood floor. Half wood panelled effect walls. Walk-in wardrobe. Access to eaves storage. Wood laminate floor. "Old school" style radiator.



BEDROOM 4 11'11 x 11'6 (3.63m x 3.51m)

Solid oak wood floor. Half panelled effect walls. Low voltage down lights. Access to eaves storage. Double doors to built-in wardrobe with hanging space and shelving.



STUDY 6'7 x 3'10 (2.01m x 1.17m)

plus recess. Roof light. Solid Oak wood floor. Built-in book shelf. Double half sized doors. Double radiator.

BATHROOM 8'2 x 7'8 (2.49m x 2.34m)

Victorian style white suite comprising free standing roll top ball and claw bath with polished chrome antique style mixer taps and telephone hand shower attachment. Low flush W/C and pedestal wash hand basin. Dado rail. Part glazed door. Low voltage down lights. Dormer window. Semi-solid wood floor. "Old school" style radiator.



OUTSIDE

Twin brick entrance pillars. Galvanized double vehicular gates to tarmac drive with off street parking for two cars. Garden to front in neat lawn, mixed stone borders, specimen trees and low level foliage. Concrete stenciled brick effect pathway to front and side. Galvanized pedestrian gate and concrete stenciled brick effect pathway. Garden to side and rear in neat lawn, well stocked borders and specimen trees. Extensive paved patio area with low level patio lighting. Outside tap and security lights. 8Ft. timber fencing PVC tank to side.

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

E: antrim@mortgageIQ.co.uk

WE KNOW WHAT IT TAKES

IQ

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 as to this property 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.