

110 The Meadows, Randalstown, Antrim, BT41 2JD



PRICE Offers Over £184,950

This is an incredibly rare opportunity to purchase a well presented and deceptively spacious three bedroom semi-detached house with large integral garage occupying a generous, well stocked site with tegula brick off-street parking to the front. Finished and presented to a high standard throughout, this property should appeal to a wide range of potential purchasers, and especially those in need of a large garage, who require well proportioned accommodation at a realistic price. With the additional benefit of a fully fitted 'Country style' kitchen with integrated oven, gas hob and dishwasher together with three well proportioned bedrooms including master with ensuite, this property can only be properly appreciated following full inspection.

Early viewing strongly recommended.

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BT36 5EU
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FEATURES

- Entrance hall with wood laminate flooring / Staircase to first floor
- Living room 14'8" x 13'0" with electric fire / Part glazed French doors to;
- Kitchen with informal dining / Full range of cream coloured "Country" style high and low level units
- Integrated oven, gas hob and dishwasher
- Partially glazed sliding door to conservatory
- First floor landing
- Three well proportioned bedrooms / Master with ensuite shower room
- Bathroom with 'Victorian' style white suite to include panel bath and mixer taps with shower attachment
- PVC double glazed windows / Oil-fired central heating / PVC fascia and soffits
- Tegula brick driveway with parking for two cars / Large integral garage 18'7" x 10'3" / Fully landscaped garden

ACCOMMODATION

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Brick paved driveway with parking for up to 2 cars. Neat lawn and mature hedging. Outside light. Leading to double glazed front door with canopy.

ENTRANCE HALL

Stair case to first floor with moulded hand rail and turned balustrading. Under stair storage cupboard. Wood laminate flooring. Single radiator.

LIVING ROOM

14'8" x 13'0" (4.494 x 3.974)

Feature electric fireplace with part brick part decorative wood surround and tiled hearth. Wood laminate flooring. Double radiator. Glass panel double doors to:

KITCHEN INTO INFORMAL DINING

19'9" x 9'9" (6.030 x 2.972)

Fully fitted 'Country' style range of high and low level kitchen units with butcher block style work tops and complimentary splash back tiling. Integrated appliances to include a 5 ring gas hob with black stainless steel style over head extractor fan. Low level combination oven and grill and dish washer. Space for fridge freezer, one and a quarter bowl stainless steel sink unit with "Victorian" style chrome mixer taps. Low voltage down lights. Single radiator. Glazed sliding door to:

CONSERVATORY

10'2" x 8'9" (3.113 x 2.680)

(at max) TV Points. Two double radiators.

INTEGRATED GARAGE

18'7" x 10'3" (5.687 x 3.131)

Manual roller door. Oil boiler. Plumbed for washing machine and space for tumble dryer. 4 pane double glazed door to rear garden.

FIRST FLOOR LANDING

Access to loft. Hot press with insulated copper cylinder.

BEDROOM 1

12'4" x 9'4" (3.774 x 2.853)

Wood laminate flooring. Single radiator.

ENSUITE

Cream suite comprising wall to wall shower and "Mira Vigour" thermostatic shower. Pedestal wash hand basin with "Victorian" style hot and cold taps. Low flush. Fully tiled walls and floors. "Eyeball" down lights. Extractor fan. Velux window.

BEDROOM 2

12'1" x 9'11" (3.708 x 3.042)

(at max) Integrated storage with sliding mirrored doors. Wood laminate flooring. Single radiator.

BEDROOM 3

9'4" x 8'10" (2.858 x 2.700)

(at max) Integrated over stairs storage cupboard. Wood laminate flooring. Single radiator.

BATHROOM

6'10" x 6'5" (2.086 x 1.963)

"Victorian" style three piece white suite comprising steel bath with "Victorian" style chrome mixer taps and shower attachment. Pedestal wash hand basin with Victorian style hot and cold taps. Low flush WC. Fully tiled floor and partially tiled walls. Low voltage down lights. Velux window. Single radiator.

OUTSIDE

Beautifully landscaped rear garden featuring raised timber decking and paved patio. Furthermore an elevated raised patio to the side bordered with trellis fencing. Neat lawn. Well stocked flower bed borders some with mixed stone beds. Oil tank and built in yard to side. Outside tap and light. PVC double glazed windows. PVC soffits and fascia boards.

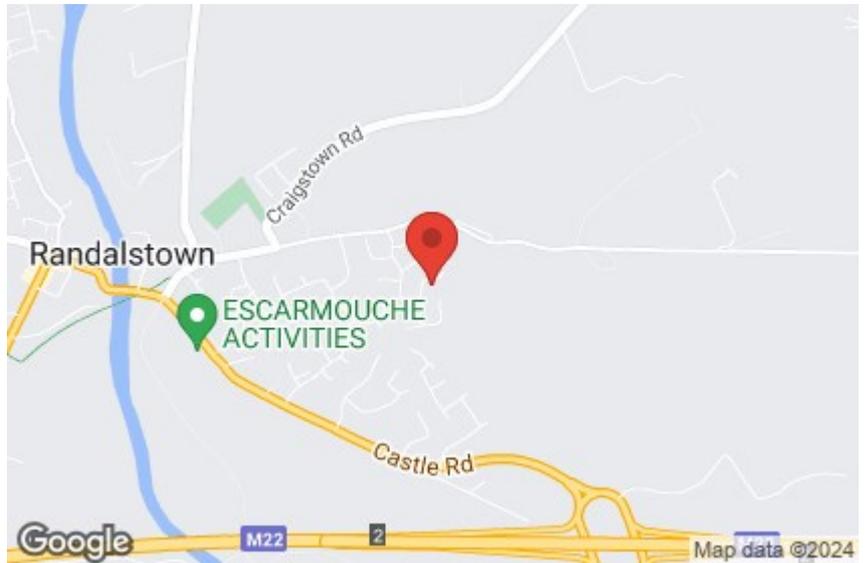
IMPORTANT NOTE TO ALL POTENTIAL





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(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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