

## 39 Coolsythe Walk, Neillsbrook, Randalstown, BT41 3EB



**PRICE Offers Over £129,950**

This is a superb opportunity to purchase a deceptively spacious three bedroom end terraced house occupying a prime position in a sought after part of Neillsbrook, backing onto open countryside and benefiting from views over surrounding fields and the River Maine. Finished to a high standard throughout the property boasts a spacious living room with rustic pine fire surround, separate dining room with PVC double glazed French doors to rear, ground floor W/C and well appointed galley style kitchen. On the first floor the three generous bedrooms are further complimented by a large bathroom with modern white suite to include feature corner bath and easy access shower area.

Outside, the property has the added benefit of off-street parking together with access to a timber attached garage providing covered parking and double doors to the rear allowing access to a large concrete area suitable for additional parking or trailer store.

Only on full internal inspection can one begin to appreciate the potential of this superb family home. Early viewing strongly recommended.

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## FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor with feature wrought iron balustrade / Under stairs storage
- Living room 16'1 x 12'4 with open fire and rustic pine surround / Wood laminate floor
- Dining room with PVC double glazed French doors to rear / Fully tiled floor / Open to Kitchen / Access to ground floor W/C
- Kitchen with beech effect "Shaker" style high and low level units / Integrated oven and hob
- First floor landing with access to loft
- Three well proportioned bedrooms / Main bedroom with superb views over open countryside
- Bathroom 10'6 x 7'11 with modern white suite to include corner bath and easy access shower area
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits
- Tegula brick forecourt to front / Pavier brick driveway with access to attached timber garage 21'8 x 19'6 at widest points
- Fully enclosed low maintenance rear garden with superb views over open countryside

## ACCOMMODATION

PVC double glazed entrance door to;

### ENTRANCE HALL

Wood laminate floor. Staircase to first floor with pine moulded handrail and feature decorative wrought iron balustrade. Lattice work double doors to meter cupboard. Double radiator. Access to understair storage.

### LIVING ROOM

**16'1 x 12'4 (4.90m x 3.76m)**

Imitation open fire with rustic pine surround and part polished cast iron inset. Slate tiled hearth. Wood laminate floor. Corniced ceiling. Three wall light points. Double radiator.

### DINING ROOM

**12'5 x 11'11 (3.78m x 3.63m)**

Fully tiled floor with decorative inset. PVC double glazed French doors to rear with superb views over open countryside to the River Maine. Corniced ceiling. Open to kitchen.

### GROUND FLOOR W/C

White low flush W/C and wall mounted wash hand basin with tiled splash back. Wood laminate floor. Single radiator.

### KITCHEN

**10'11 x 7'11 (3.33m x 2.41m)**

Full range of beech effect "Shaker" style high and low level units with short chrome handles and contrasting work surfaces. Part glazed high level display cabinet. Single drainer stainless steel sink unit with mixer taps. Over window pelmet. Integrated four ring corner hob with stainless steel pyramid style over head extractor and low level combination oven and grill. Larder unit. Plumbed for dishwasher. Part tiled walls to work surface. Fully tiled floor. Views over open countryside.



## FIRST FLOOR LANDING

Low voltage downlights. Access to loft.

## BEDROOM 1

12'6 x 11'2 (3.81m x 3.40m)

into wardrobe recess. Corniced ceiling. Views over open countryside. Double radiator.

## BEDROOM 2

12'6 x 9'2 (3.81m x 2.79m)

Corniced ceiling. Double radiator.

## BEDROOM 3

9'2 x 7'3 (2.79m x 2.21m)

Large over stair storage cupboard. Double radiator.

## BATHROOM

10'6 x 7'11 (3.20m x 2.41m)

(into Hotpress) Modern white suite comprising corner bath with polished chrome mixer taps and pencil shower attachment. Push button low flush W/C and moulded wash hand basin in vanity unit with "monobloc" mixer tap and storage below. Fully tiled easy access shower area with thermostatic shower unit and folding low level screens. Curtain rail above. Half tiled walls with decorative border. Fully tiled floor. Wood strip ceiling. Extractor fan. White heated towel rail. Part glazed door to landing. Hotpress with insulated copper cylinder and immersion heater. Shelving above.

## OUTSIDE

Low level timber fencing and pedestrian gate to low maintenance tegula brick forecourt. Pavier brick drive with off-street parking for one car. Access to;

## TIMBER ATTACHED GARAGE

21'8 x 19'6 (6.60m x 5.94m)

(at widest points) Oil-fired boiler. 70/30 split double doors to;

Fully enclosed mostly concrete yard to rear. Low level timber fencing and hedging. Superb views over open countryside and River Maine beyond. Paved pathway. Outside tap. PVC tank.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

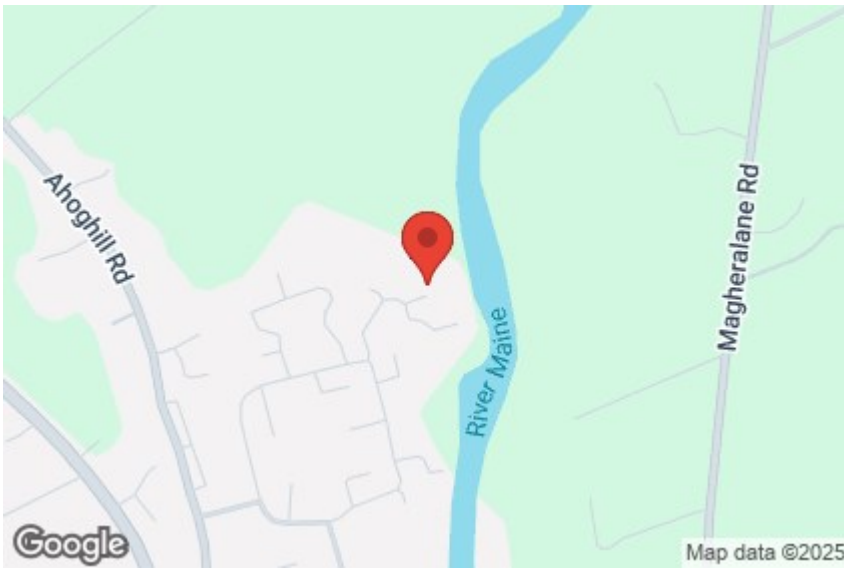
Please note, none of the services or appliances have been tested at this property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>64</b>
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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