

## 102 Portglenone Road, Randalstown, Antrim, BT41 3EL



**PRICE Offers Over  
£214,950**

This is an incredibly rare opportunity to purchase a beautifully presented detached bungalow with potential for four well proportioned bedrooms with one large reception room or three bedrooms with two reception rooms depending on personal requirements. Ideally suited for multi generational living with the benefit of two bathroom/shower room suites together with two reception rooms one of which could work equally as well as a bedroom. In addition this property features a beautiful kitchen with separate dining.

Outside, the property occupies a substantial site with excellent sun orientation and superb privacy and has the capacity to host 10+ vehicles between the front pebble dash drive and courtyard to the rear.

With family entertainment in mind the outdoor patio area is complete with generous lawns providing the perfect retreat the sun or somewhere to relax in the evening.

Only on full internal viewing can one begin to appreciate the quality of this stunning property perfectly positioned within walking distance to Randalstown town centre and on the periphery of the countryside.

Early viewing strongly recommended.

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## FEATURES

- PVC double glazed door with sidelight to spacious entrance hall with wood laminate floor
- Lounge 13'10" x 12'2" with open fire and feature surround
- Dining room 13'7 x 9'11 with fully tiled floor / Open arch to;
- Kitchen with full range of high and low level units / integrated oven, hob, dishwasher
- Outside boiler house / plumbed for washing machine
- Three well proportioned bedrooms / Master with custom integrated storage
- Additional reception / Potential to be a fourth bedroom
- Shower room with enclosed shower unit
- PVC double glazed windows and external doors / Oil fired central heating / PVC fascia and soffits
- Substantial well maintained site / Parking for up to 10 cars / Detached garage

## ACCOMMODATION

### OUTSIDE FRONT

Pebble dash driveway with space for up to ten cars. Timber double gates leading to rear. Neat lawn with mature flower bedding borders and mixed stone centre point. Steps too:

### ENTRANCE HALL

PVC double glazed door with sidelight leading to a welcoming entrance hall with wood laminate flooring. Hot press with insulated copper cylinder and shelving. Cloaks cupboard. Single radiator.

### BEDROOM 1

**13'11" x 9'2" (4.242 x 2.799)**

Full range of custom integrated storage with clothes rails, shelving insets, drawers etc. Double radiator.

### BEDROOM 2

**11'10" x 10'5" (3.615 x 3.183)**

Single radiator.

### BEDROOM 3

**13'1" x 10'5" (3.995 x 3.183)**

Single radiator



## **FAMILY BATHROOM**

8'5" x 5'4" (at max) (2.585 x 1.640 (at max))

Three piece white suite comprising a panel bath with feature 'Victorian' style chrome mixer tap and shower attachment. Pedestal wash hand basin with 'Victorian' style hot and cold taps. Low flush WC. Fully tiled walls and floors. Single radiator.

## **LIVING ROOM**

13'10" x 12'2" (4.229 x 3.730)

Feature open fire with tiled hearth, cast iron inset and decorative wooden surround. Integrated storage cupboard. Wood laminate flooring. Double radiator.

## **SHOWER ROOM**

5'11" x 5'9" (1.812 x 1.764)

Three piece white suite comprising a corner enclosed shower with 'Mira Sport' electric shower, glazed sliding door and fully tiled splashback. Pedestal wash hand basin with stainless steel hot and cold tap. Low flush WC. Fully tiled floor. Extractor fan. Single radiator.

## **SNUG / BEDROOM**

13'8" x 9'5" (4.179 x 2.894)

Wood laminate flooring. Double radiator. 'French' double glazed PVC doors to the rear.

## **DINING ROOM**

10'1" x 8'11" (3.091 x 2.735)

Fully tiled floor. Single radiator. Open arch too:

## **KITCHEN**

10'0" x 9'8" (3.059 x 2.958)

Full range of mid oak effect high and low level kitchen units with contrasting worktops and splashback tiling. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring halogen hob with hooded extractor fan over, a mid level double oven and grill, dishwasher and space for a fridge freezer. Fully tiled floor. Low voltage downlights. PVC double glazed door to side.

## **DETACHED GARAGE**

17'1" x 12'0" (5.223 x 3.672)

Manually operated roller door. Full electrics.

## **BOILER HOUSE**

'Vortex' boiler. Plumbed for washing machine.

## **OUTSIDE REAR**

Fully enclosed large rear garden offering excellent privacy and sun orientation. 6Ft timber fencing and double gates to front. Generous neat lawns. Mature flower bedding. Large raised patio. Additional concrete parking. Timber gate to additional wild garden to the rear.

## **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	56	62
(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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