



## 20 Coolsythe Road

Randalstown, BT41 3DN

Offers Around £485,000





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## GROUND FLOOR

### Hallway

Solid oak flooring. Recessed lighting.

### Living Room

14'0" x 14'8" (4.28 x 4.48)

Marble fireplace. Recessed lighting.

### Lounge

14'0" x 15'6" (4.28 x 4.74)

Oak fire surround with marble inset. Solid oak flooring.

### Sun Room

15'2" x 12'4" (4.63 x 3.77)

Vaulted ceiling. Multi fuel stove within inglenook and oak mantle beam. Solid oak flooring. Double doors to rear patio.

### Kitchen / Family Dining

26'8" x 17'6" (8.14 x 5.34)

Solid oak high and low units with display cabinets. Solid granite worktops. Central island with storage and breakfast bar overhang. 1 1/2 bowl sink. Space for range cooker within inglenook. Integrated dishwasher. Space for American style fridge / freezer. Space for large family dining table and soft seating area. Tiled flooring. Double patio doors leading to the rear patio area.

### Utility Room

8'2" x 9'5" (2.50 x 2.88)

High and low level units. Stainless steel sink. Plumbed for washing machine and space for tumble dryer. Tiled flooring.

### Cloak Room

8'5" x 3'1" (2.58 x 0.96)

LFWC and WHB. Tiled flooring.

## Back Hallway

Back door. Cloak and services cupboard.

## Study / Home Office

8'5" x 14'8" (2.58 x 4.49)

Work station/desk. Oak flooring.

## Bedroom 1 - Front

14'0" x 12'4" (4.27 x 3.77)

## Walk In Robe

6'5" x 3'11" (1.97 x 1.20)

## En-suite

6'5" x 8'1" (1.97 x 2.47)

LFWC and WHB. Quadrant shower.

## FIRST FLOOR

### Landing

Slingsby ladder to loft. Loft has velux style windows and fire windows along with larger sized joists to allow for another 2no. bedrooms and shower room (subject to obtaining all relevant consents).

## Bedroom 2 - Front

14'0" x 15'6" (4.28 x 4.74)

## Bedroom 3 - Front

15'5" x 14'8" (4.71 x 4.49)

## Bedroom 4 - Rear

11'3" x 14'8" (3.43 x 4.49)

## Bedroom 5 - Rear

12'7" x 19'6" (3.86 x 5.95)

Dual aspect views.

## Dressing Room

5'8" x 9'7" (1.75 x 2.93)

Fitted out with drawers, racks and rails.

Tel: 02825655733

### En-suite

6'9" x 9'7" (2.08 x 2.93)

LFWC and WHB, Shower. Tiled flooring.

### Family Bathroom

8'5" x 12'2" (2.59 x 3.73)

Free standing clawfoot bath. WC and WHB. Quadrant shower. Fully tiled.

### Store Cupboard

## OUTSIDE

### Detached Double Garages

24'7" x 10'9" (7.5 x 3.30)

Electric roller doors and pedestrian door. Power and lighting. Beam Vac system. OFCH Boiler.

### Games Room (First Floor)

20'9" x 21'7" (6.35 x 6.6)

Bison beam solid concrete flooring.

### WC

10'4" x 3'7" (3.15 x 1.1)

WC and WHB.

### Lean To Shed

76'9" x 20'11" (23.40 x 6.4)

Electric roller shutter door. Power and lighting. Concrete flooring. Concrete yardage to the front.

### Main Shed

76'9" x 28'10" (23.40 x 8.80)

Electric roller shutter door. Power and lighting. Concrete flooring. Concrete yardage to the front.

### Gardens

Gravelled driveway with electric gates and intercom system. Gardens are laid in lawns. Septic tank within the curtilage.





Road Map



Hybrid Map



Terrain Map



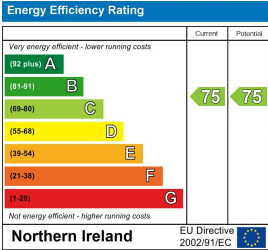
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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