



## 33 Barnish Road, Randalstown, BT41 2EJ

Offers in the region of £365,000



Located on the outskirts of Randalstown, convenient by car to Antrim and the arterial M22/M2 commuter routes, this spacious detached four bedroom house (circa 2000 sq ft) offers family size living accommodation in pleasant rural surroundings.

Nestled on a mature site of circa 0.5 acres, the home enjoys an excellent level of privacy, with the added benefit of owning approximately 1 acre of mature woodland adjacent.

Internally the property boasts spacious reception rooms, well proportioned bedroom accommodation and three bathrooms, including a ground floor shower room.

Viewing is recommended in order to fully appreciate this fine home, and is strictly via prior appointment with the selling agent.



## Property Features

- Spacious detached house set on a mature half acre site
- The holding includes and adjacent woodland of circa 1 acre
- Two formal reception rooms, plus study
- Large open plan Kitchen/Dining area and separate Utility Room
- Ground floor shower room and first floor family bathroom
- Four well proportioned first floor bedrooms, master with en-suite
- First floor sun room opening up onto a south facing balcony
- The heating system is interchangeable between oil and gas, having both installed
- Set on circa 0.5 acres of mature gardens
- Very convenient by car to Randalstown, Antrim and the arterial M22/M2 commuter routes

## Accommodation

(Dimensions and Areas are approximate)

### Ground Floor

**Porch 12'7" x 3'2" (3.84 x 0.97)**

Hardwood front door and side lights. Tiled floor.

**Entrance Hall 15'3" x 12'3" (4.67 x 3.75)**

Ceiling coving. Tiled floor.

**Living Room 17'7" x 12'11" (5.37 x 3.96)**

Gas inset fire in a Farmington stone fireplace surround and hearth. Solid wood flooring.

**Dining Room 17'7" x 13'0" (5.38 x 3.98)**

Ceiling coving. Solid wood flooring. Open fire in a tiled fireplace surround and hearth.

**Study 8'8" x 6'5" (2.66 x 1.98)**

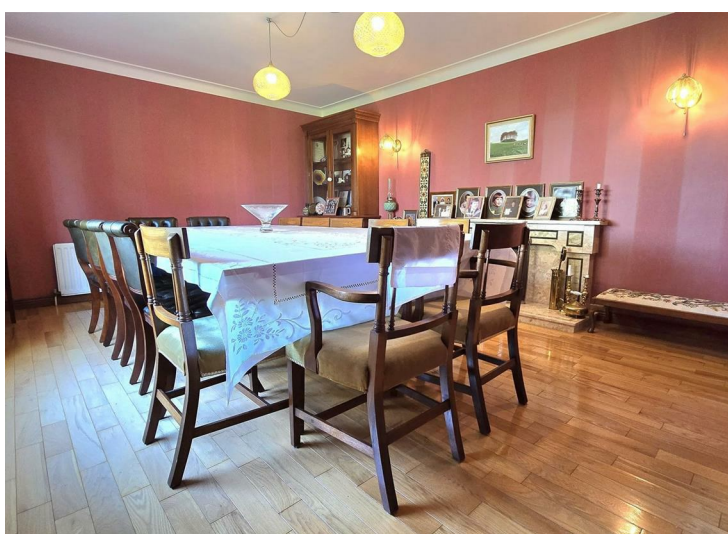
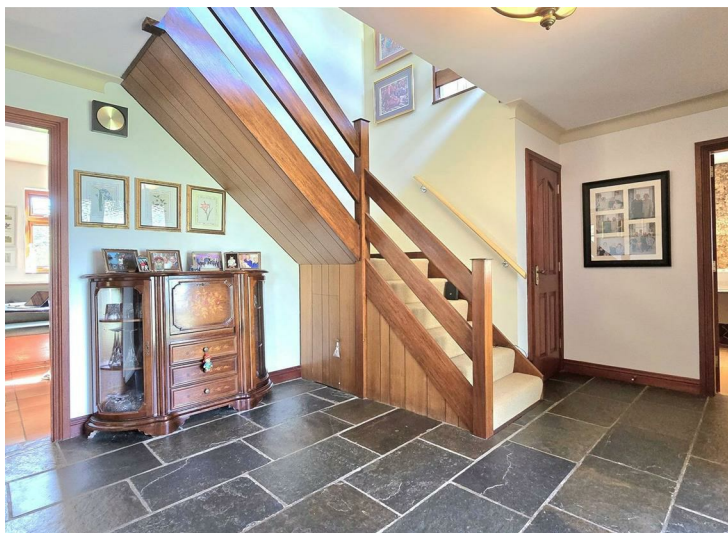
Solid wood flooring.

**Kitchen/Dining Area 17'10" x 9'8" (5.46 x 2.96)**

Fitted with a range of mahogany eye and low level units. Laminate work surfaces with mahogany trim. Integrated hob with extractor fan over. Integrated eye level oven and microwave. Space for fridge/freezer. Plumbed for dishwasher. Tiled floor and splash back areas. Fitted seating in Dining Area.

**Utility Room 9'4" x 6'7" (2.86 x 2.02)**

Fitted with a range of contemporary high gloss eye and low level units. Laminate work surfaces. Stainless steel sink. Plumbed for washing machine. Space for upright freezer. Fully tiled walls and floor.





**Shower Room 11'11" x 5'4" (3.65 x 1.63)**

Fitted with a contemporary suite, including a large shower cubicle, wash hand basin with vanity unit and mirror over, and LFWC. Heated towel rail. Tiled floor to ceiling. Access from back to front hall and utility room.

**First Floor****Landing 18'8" x 12'3" (max) (5.71 x 3.75 (max))**

Built in hot press

**Bedroom 1 13'1" x 13'0" (3.99 x 3.98)**

En-Suite

**En-Suite Shower Room 6'2" x 4'2" (1.9 x 1.29)**

Fitted with a wash hand basin, WC and shower cubicle. Fully tiled walls.

**Bedroom 2 16'4" x 12'11" (max) (5.0 x 3.96 (max))**

Built in wardrobes and fitted wash hand basin.

**Bedroom 3 13'1" x 9'9" (4.0 x 2.98)**

Built in wardrobe units and fitted wash hand basin.

**Bedroom 4****Sun Room 13'0" x 12'2" (3.97 x 3.71)**

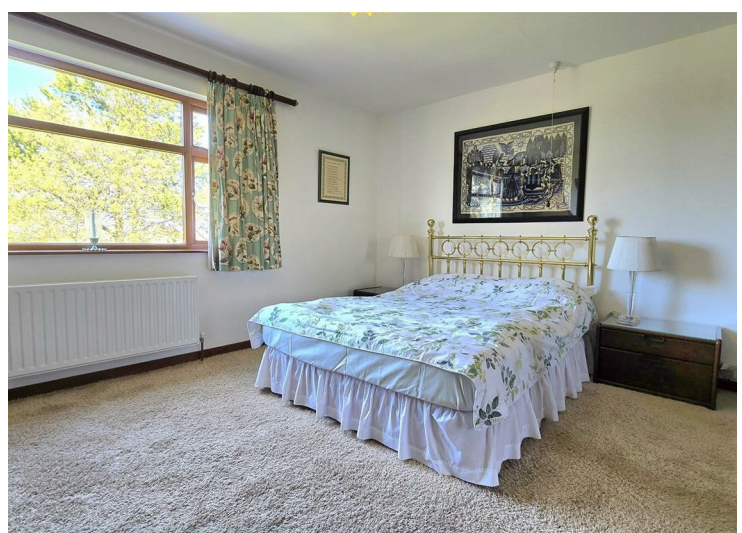
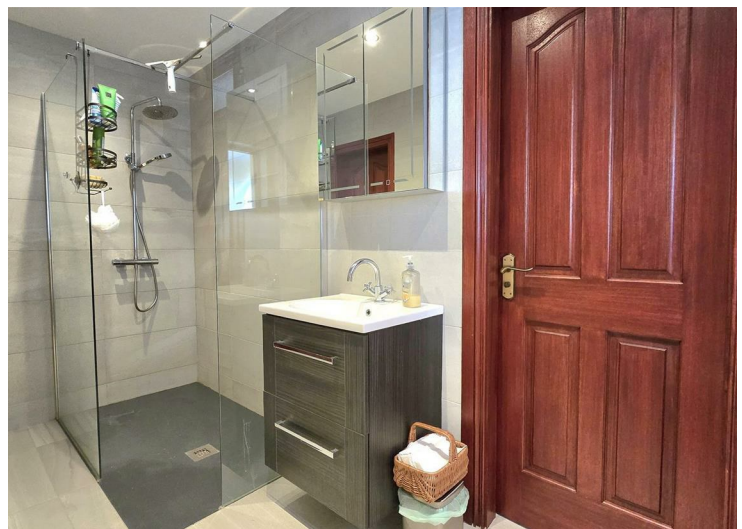
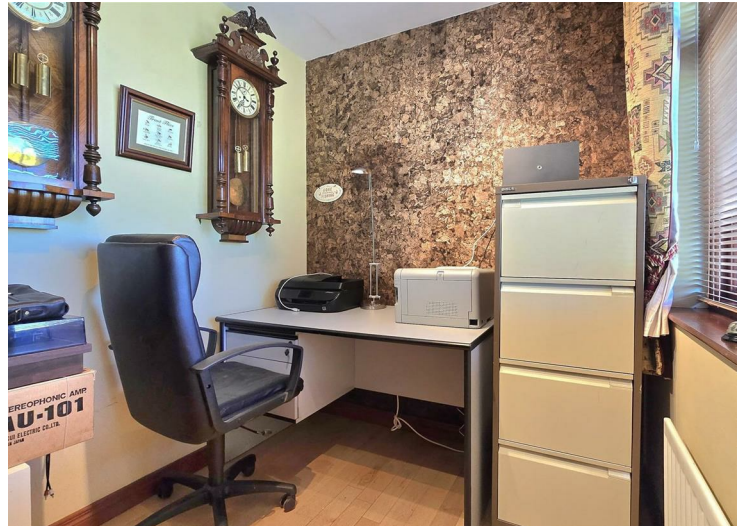
Accessed via a sliding door from Bedroom 4. Patio door opening onto rear balcony. Wood effect laminate flooring.

**Walk In Attic Store 18'6" x 17'3" (5.66 x 5.27)**

Access via balcony room. Fully floored attic space.

**Bathroom 8'9" x 9'0" (2.68 x 2.76)**

Fitted with a blue bathroom suite including a bath, W/C and wash hand basin. Tiled floor to ceiling.





## Outside

Mature front garden, laid in lawn with established trees, shrubs and flower beds. Access is via an asphalt driveway from the Barnish road.

The rear of the property enjoys and south facing aspect, with a large pavia brick patio, garden lain in lawn and Greenhouse. A first floor, south facing balcony takes full advantage the privacy to the rear of the property.

The woodland adjacent to the property extends to circa 1 acre, and benefits from a gated entrance from the Barnish Road, as well as access via the rear of the property.

## Detached Double Garage 19'8" x 18'0" (6.0 x 5.49)

Twin roller doors.

## Back Hall 6'5" x 3'0" (1.96 x 0.93)

Pedestrian door.

## Cloak Room 6'5" x 4'0" (1.97 x 1.24)

Fitted with WC & Wash hand basin.

## Store Room 8'3" x 7'9" (2.53 x 2.38)

Fitted with Radiator

## Wash Room 7'11" x 4'0" (2.42 x 1.24)

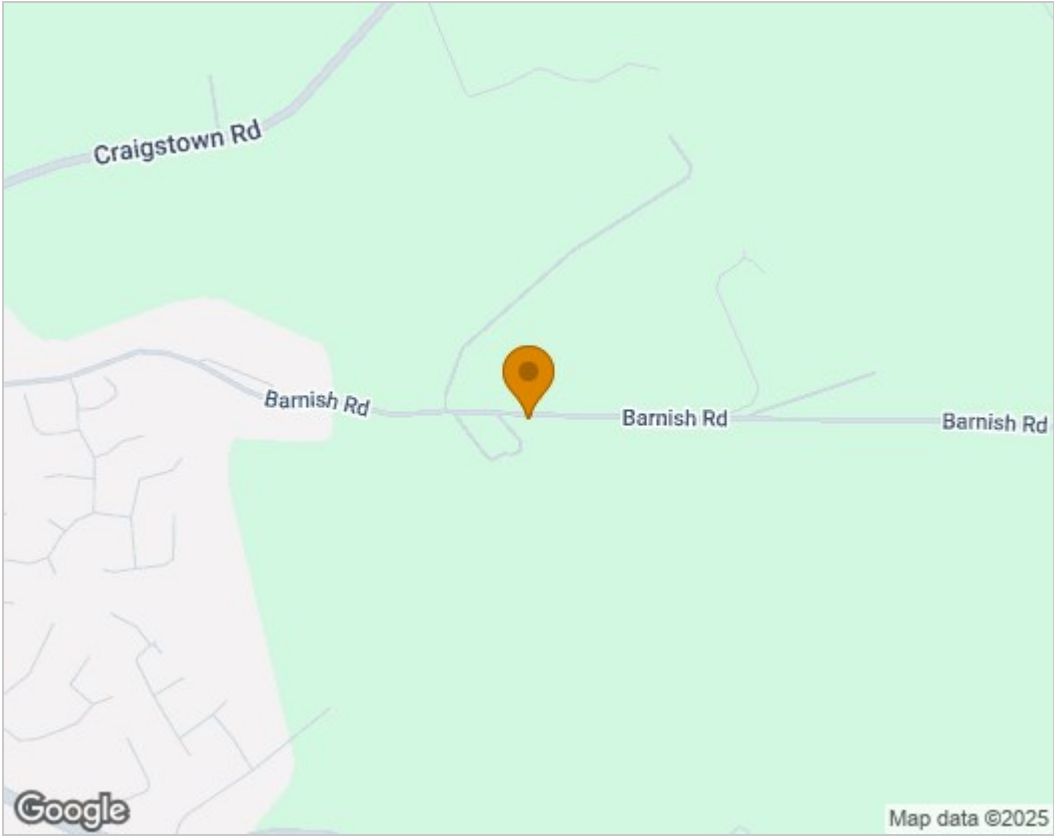
Fitted with low level storage units and stainless steel sink.



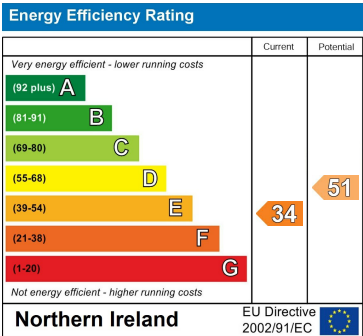




Area Map



Energy Efficiency Graph



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