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PRESTIGE PROPERTY

Site 2 114 Rathkeel Road, Broughshane BT42 4NN

Same house type but not actual house

This impressive detached family residence circa 3300sqft occupies a mature site designed to take advantage of the magnificent views over the surrounding countryside. Located in a prime position with views over the Braid Valley and Broughshane.
On entering the property one is greeted by an impressive reception hall with oak open tread stairs leading onto a galleried landing. No doubt the hub of the home will be the bright and spacious open plan luxury oak shaker style kitchen with casual living and dining area with bay window and doors opening onto a decked veranda with breath taking views over surrounding countryside.
The accommodation is generous and well proportioned with five bedrooms; two with ensuite on the ground floor there are two bedrooms with master en suite, ground floor bathroom and first floor showroom. Bedroom five on the first floor has commanding views. There is also a garden room/basement ideal for playroom or indeed suitable for a variety of uses.
The property is enhanced with large gardens sown out and a detached double garage. The finish and quality of this home can only be appreciated by internal inspection.

Offers Over £495,000
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Location:
From Broughshane, turn right onto Church Entry which becomes Rathkeel Road

Accommodation Comprising

Entrance Hall:
32'5 x 10 (9.88m x 3.05m)
uPVC door with double glaze panel matching side panels and feature fan light
Oak open tread stairs to galleried landing, double doors to lounge

Lounge:
16'4 x 16'4 (4.98m x 4.98m)
Feature corner window, piped for gas fire

Bedroom (1):
16'5 x 16'4 (5m x 4.98m) at widest point

Ensuite:
10'10 x 6' (3.05m x 1.83m)

Bedroom (2) / Study:
16'5 x 10'8 (5m x 3.30m)

Bathroom:
10'10 x 10'6 (3.05m x 3.04m)

Rear Hall:
7'11 x 4'6 (2.41m x 1.37m)
uPVC door to rear

Kitchen / Casual Living and Dining Area:
27'6 x 27'4 (8.38m x 8.33m) at widest point plus bay
Luxury range of high and low level units, oak doors, Bosch integrated fridge freezer, electric/gas twin oven farmhouse style cooker, stainless steel extractor hood, Bosch integrated dish washer, island unit with built in microwave and recycling unit, pop up power points, granite work surface, double patio doors to decked balcony with railings, bay window.

Utility Room:
7'10 x 7'9 (2.39m x 2.36m)
Matching high and low level units with solid oak doors, single drainer, stainless steel sink unit, mixer tap, plumbed for washing machine, space for dryer.
Oak uPVC part double glazed door to rear.

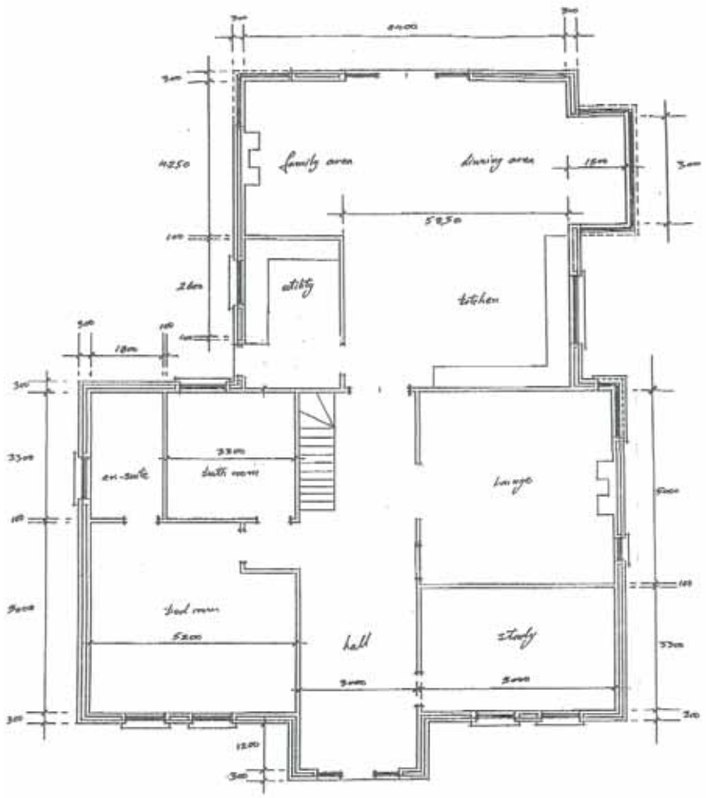
FIRST FLOOR:

Landing:
Galleried landing with turned balustrade in oak, walk in hot press

Bedroom (3):
14'1 x 14'3 (4.29m x 4.34m)
Gable window and velux window, eves storage

Ensuite:

Bedroom (4):
17'0 x 14'11 (5.18m x 4.55m)
Gable window and velux window, eves storage



Bedroom (5):
17'4 x 14'6 (5.28m x 4.42m)
Double patio doors, with feature powder coated railings

Shower Room:
Velux window

Basement:
32'3 x 14' (9.75m x 4.27m) at widest points
Fitted with wash hand basin, low flush w/c, double patio doors

Exterior Features

Detached double garage, two roller shutter doors, light and power, pedestrian door, high specification oil boiler
Coloured stoned paths

Additional Features:
Oil fired heating
uPVC oak double glazed window frames and external doors
Five bedrooms two with en suite
Luxury oak kitchen with fitted appliances and granite work surface, open plan living and dining area
Access via shared laneway
Gardens kerbed, top soiled and sown out
Tarmac base coat to driveway
Ground floor bathroom and first floor shower room and two en suites
Oak four panel internal doors, skirting and architrave
Open tread oak stairs
Quality fitted white Durault sanitary ware, Showers and taps by Grohe
Oak uPVC facia and soffits
Wet dash finish
Coin stones
Pressurised water system with condensing boiler
High electrical specification with 5 amp lighting
Black tiled roof
Magnificent views of surrounding countryside
10 Yr NHBC Certificate
Full security alarm

For further details and permission
to view contact selling agents.

Property Reference:
TBC

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