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For Sale

Downview Lodge, 21 Seacon Park, Seacon, Ballymoney, BT53 6QB

Offers Over **£369,950**

Property Overview

- Detached Bungalow
- 4 Bedrooms, 5 Reception Rooms
- Excellent family home located between Coleraine and Ballymoney
- Oil fired central heating
- uPVC double glazed windows
- uPVC soffits, fascia and guttering
- Approximately 5 acre site, including 3 paddocks
- Panoramic countryside views including the Sperrin Hills
- 2 Stables and tack room
- Approached by private, sweeping driveway with generous parking to rear of the property
- Rates: The assessment for the year 2016/2017 is £1820.08
- EPC Rating - E50

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Exterior Entrance Porch:
With tiled step, panelled ceiling, outside light.

Entrance Hall:
With glass panelled mahogany front door and sand blasted glass side panels, dado rail, cornice, recess lighting.

Cloaks Area:
With Brass railings, recess lighting.

Cloakroom:
Comprising wash hand basin, w.c., half tiled walls, tiled floor.

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Lounge:
20' 0 x 15' 11 (6.10m x 4.85m) with raised marble hearth with recess style gas fire, cornice and centre piece, television point, dimmer switch lighting, sand blasted glass panelled mahogany French doors from hall.

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Dining Room:
14' 10 x 13' 11 (4.52m x 4.24m) with sand blasted window looking into hall, dado rail, dimmer switch lighting.

Family Room:
14'10 x 13'11 (4.52m x 4.24m) with raised tiled hearth with television and DVD player recess, recess lighting, television point, dimmer switch lighting.

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Kitchen:
16'10 x 11'10 (5.13m x 3.61m) with Arthur Bonnet French oak range of eye and low level units including pull out larder trays, wine rack and leaded glass display unit, one and a half bowl ceramic sink unit, Bosch integrated fridge, tiled between units, Rangemaster 4 ring gas hob, canopy with extractor fan, Neff double oven, Miele Turbothermic integrated dishwasher, feature beam ceiling with recess lighting, tiled floor, glass panelled door to utility room, Archway leading to:

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Nook/Dinette:
14' 10 x 8' 11 (4.52m x 2.72m) with television point, patio doors leading to:

Conservatory:
With tiled floor, single door to garden, Perspex ceiling, power points and wall light.

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Inner Hall:
With storage cupboard, dado rail, hot press, recess lighting, access to roof space approached by slingsby ladder with power and light, double insulated and partly floored.

Master Bedroom:
15' 1 x 11' 11 (4.60m x 3.63m) with built in furniture including 2 double wardrobes, 2 single wardrobes, sets of drawers, low level units, bedside set of drawer units, Queen size water bed, wall lights, recess lighting, dimmer switch lighting.

En-suite:
Comprising uPVC panelled shower cubicle with mains shower fitting and body shower attachment, dual wash hand basin set in vanity unit, w.c., tiled floor, shaver point, recess lighting, heated towel rail, wall mounted mirror.

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Bedroom 2:
13'10 x 11'10 (4.22m x 3.61m) with built in mirrored sliderobes, laminate flooring, plumbed for wash hand basin.

Bedroom 3:
11'11 x 10'0 (3.63m x 3.05m) with built in furniture comprising 3 double wardrobes, bedside drawer unit, plumbed for wash hand basin.

Bedroom 4:
11'11 x 10'0 (3.63m x 3.05m) with built in furniture comprising 1 double wardrobe and 1 single wardrobe, overbed storage with down lighting over bed, dressing table with set of drawers.

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Bathroom with w.c. Combined:
Comprising corner spa bath, wash hand basin, w.c., half tiled walls, eye ball spot lighting, wall mounted mirror, tiled shower cubicle with Mira Jump electric shower fitting, extractor fan.

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Utility Room:
16'0 x 5'10 (4.88m x 1.78m) with eye and low level units, one and a half bowl stainless steel sink unit, half tiled walls, plumbed for automatic washing machine, glass panelled rear door and side panel window.

Separate w.c.:
Comprising wash hand basin, w.c., tiled floor, half tiled walls, recess lighting.

Boiler Room:
7'11 x 6'9 (2.41m x 2.06m) with eye and low level units, larder unit, tiled floor, access to roof space, door to integrated double garage, recess lighting.

Study:
12' 8 x 7' 10 (3.86m x 2.39m) with eye and low level units, multiple power points, telephone point, built in desks, glass panelled door and side panel window.

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EXTERIOR FEATURES

Sweeping driveway with wall and pillars to front which is part tarmac and part screened, edged by trees and shrubs leading to generous parking area. A paddock to each side of the driveway both with water laid on. Garden laid in lawn to rear and side with an abundance of mature trees and shrubs. Vegetable garden and orchard to the side. Extensive paviour patio area overlooking the main garden which is laid in lawn with trees, hedging and raised shrub beds. Concrete area to the side of the double garage with car washing bay. Large Paddock to the front of the property with water laid on. Outside lights around the property. 3 water taps. Green house with automatic watering system.

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2 Stables and Tack Room / Meal House

Stable 1:
11'5 x 11'3 (3.48m x 3.43m) with stable door.

Stable 2:
11'5 x 8'6 (3.48m x 2.59m) with stable door.

Integrated Double Garage:
19'11 x 19'11 (6.07m x 6.07m) with strip lighting, 2 up and over doors, access to roof space, power points, eye and low units with bench and additional cupboards.

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FLOOR PLANS

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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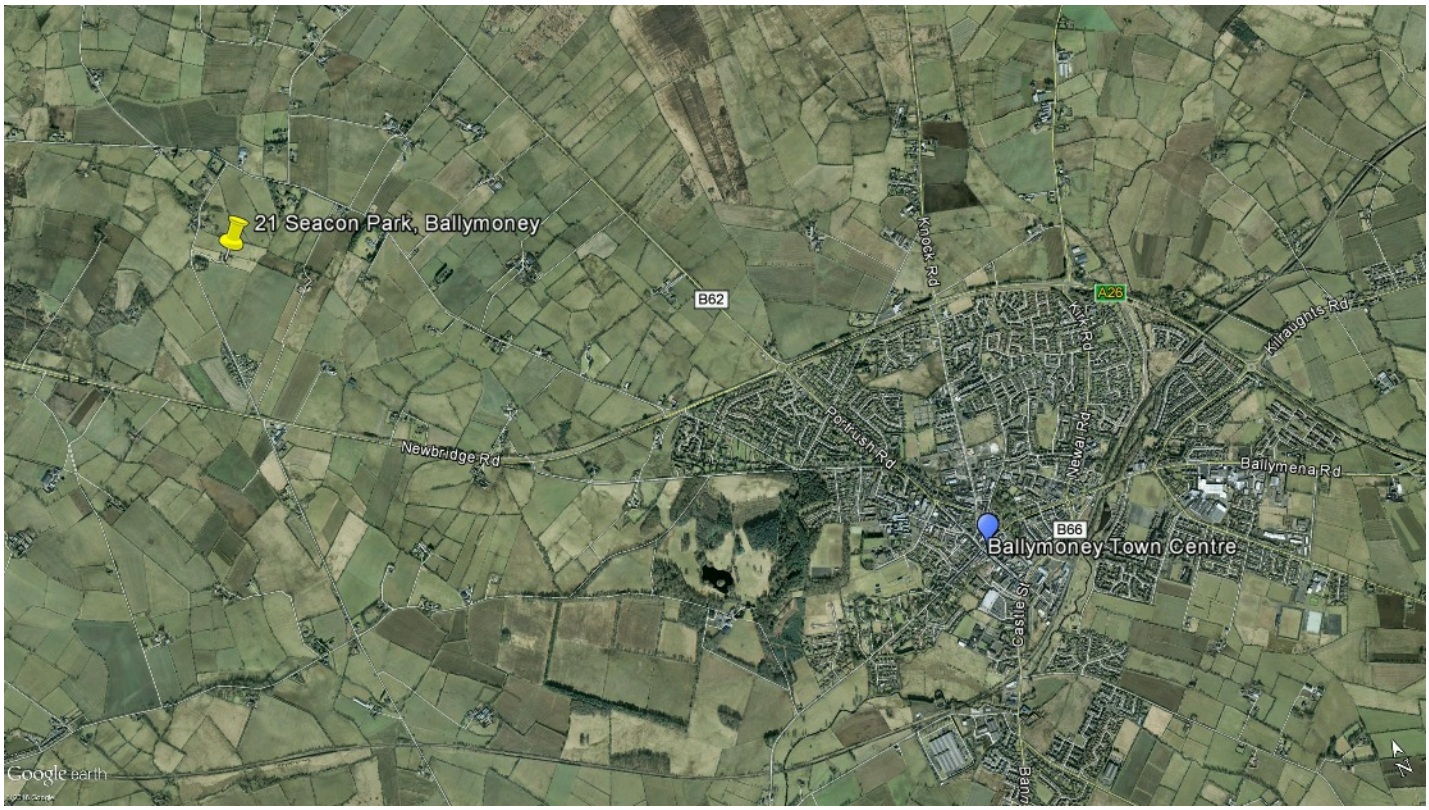

Property Location:
Leaving Ballymoney in the direction of Coleraine along the Newbridge Road (A26), turn right and the Seacon cross road onto Seacon Park, travel approximately 900 meters and the entrance to Number 21 is situated on the right hand side.

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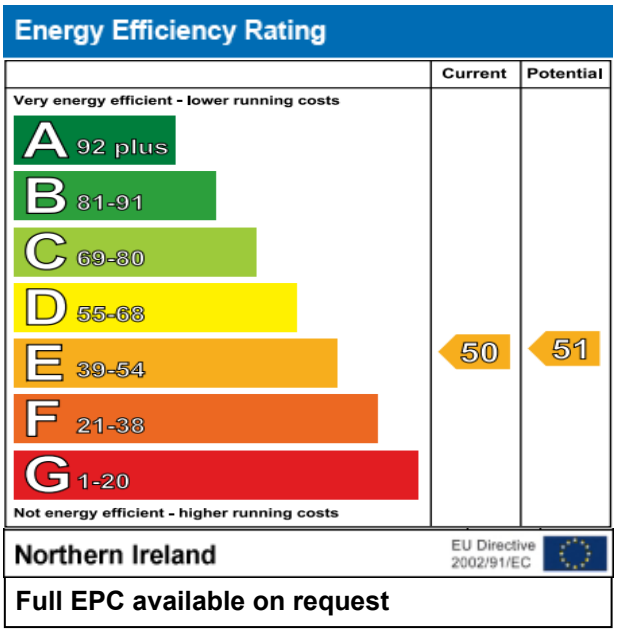

Full EPC available on request

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL
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PROPERTY REFERENCE
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PC 260718

OUR OFFICE LOCATION

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The Property Ombudsman