

1A The Grange,
Antrim, BT41 1PF



Offers Over £250,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Cottage Style Detached Family Home Set Within Exclusive Development Of Six Only
- Well Maintained And Proportioned Accommodation
- Four Bedrooms
- Three Reception Rooms
- Kitchen With Casual Dining Area
- Separate Utility And Downstairs Cloakroom
- Bathroom And Ensuite
- Oil Fired Central Heating And Double Glazing
- Integral Garage And Driveway Parking
- Pleasant Corner Site With Well-Tended Gardens
- Popular And Much Sought After Location Off Belfast Road In Antrim Close To Local Amenities, Schooling And Transport Routes

SUMMARY

The Grange is a high quality exclusive development of six only detached family homes located off the A26 road in Antrim.

Exceptionally well located close to all local amenities within the area, with excellent schooling and transport routes to Belfast and other surrounding towns.

This particular detached family home is well positioned on a pleasant corner site with generous gardens and well-appointed and maintained accommodation providing four bedrooms, three reception rooms together with kitchen, bathroom and ensuite.

Likely to be of interest to the modern family seeking to secure a high quality home in this accessible location. Viewing is by private appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

Hardwood panel door to...

ENTRANCE FOYER:

Solid wood floor. Single radiator. Bevelled glass door with single glazed side lights to...



ENTRANCE HALL:

Solid wood floor. Double radiator. Access to small understairs storage area. Staircase to first floor with moulded handrail and turned balustrading.

WC:

Modern white suite comprising low flush WC and wall mounted wash hand basin with mixer tap. Solid wood floor.

LOUNGE:

17' 4" x 11' 8" (5.28m x 3.56m)
(into bay)

Open fire with feature wooden surround and part polished cast iron inset. Slate tiled hearth. Dual aspect windows. Solid wood floor. Double radiator.

DINING ROOM:

11' 0" x 10' 0" (3.35m x 3.05m)

Double glazed French doors to side. Part glazed French doors to entrance hall. Solid wood floor. Double radiator.

LIVING ROOM:

17' 3" x 11' 8" (5.26m x 3.56m)

Open fire with sandstone effect surround and polished granite hearth. Solid wood floor. Dual aspect windows. Double radiator.



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KITCHEN WITH INFORMAL DINING AREA:

14' 8" x 9' 8" (4.47m x 2.95m)

Full range of birch effect high and low level units with glazed corner displays and contrasting work surfaces. Inset stainless steel circular sink unit with matching drainer and mixer taps. Over window pelmet with low voltage downlights. Integrated 4 ring halogen hob with stainless steel splashback and stainless steel pyramid style overhead extractor fan. Low level combination oven and grill. Integrated dishwasher. Space for fridge freezer. Part tiled walls to work surfaces. Low voltage downlights. Double radiator.

REAR HALL/UTILITY AREA:

9' 9" x 5' 9" (2.97m x 1.75m)

Low level units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine and space for dryer. Single radiator. PVC double glazed door to rear. Door to...

INTEGRAL GARAGE:

18' 5" x 11' 0" (5.61m x 3.35m)

Up and over door. Oil fired boiler. Power and light. Access to loft.



FIRST FLOOR

LANDING:

Double radiator. Hotpress with insulated copper cylinder, immersion heater and shelving.

BEDROOM (1):

14' 4" x 11' 8" (4.37m x 3.56m)

Double radiator.

ENSUITE:

Modern white suite comprising low flush WC and half pedestal wall mounted wash hand basin with mixer taps and tiled splashback. Fully tiled shower cubicle with thermostatic shower unit and sliding cubicle door. Single radiator.

BEDROOM (2):

14' 4" x 11' 8" (4.37m x 3.56m)

Dual aspect windows. Single radiator.





BEDROOM (3):
10' 11" x 9' 9" (3.33m x 2.97m)

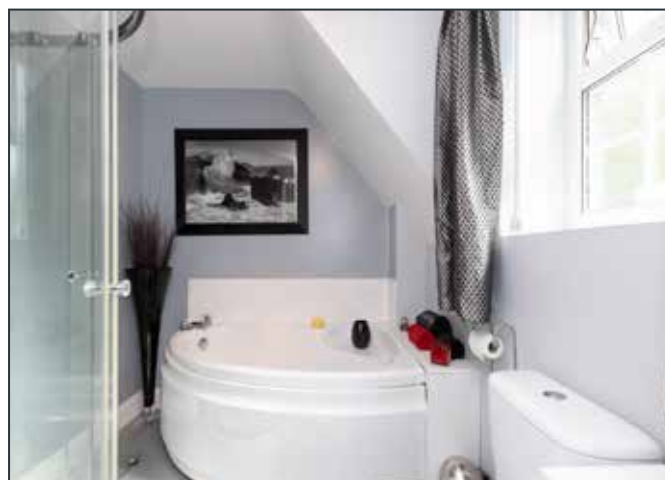
Access to loft. Single radiator.

BEDROOM (4):
9' 10" x 7' 5" (3m x 2.26m)

Solid wood floor. Velux double glazed roof light. Single radiator.

BATHROOM:

Modern white suite comprising corner bath with tiled splashback. Low flush WC and half pedestal wall mounted wash hand basin with mixer taps and tiled splashback. PVC panelled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Single radiator.





OUTSIDE

Tegula brick drive with side by side parking for 3 plus cars. Access to integral garage. Generous gardens to front, side and rear in neat lawn and young specimen trees. Tegula brick pathway. Mature trees and hedgerows. Tegula brick path to bin enclosure. Raised timber decked patio to rear with covered BBQ area. Outside tap and light. Timber pedestrian gate.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

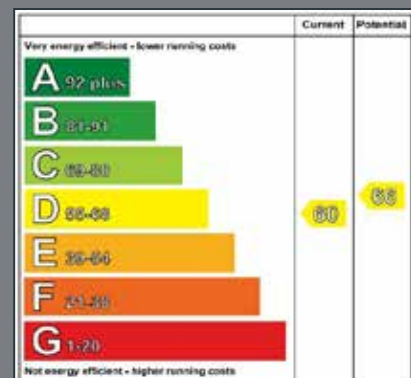


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/F/19/FB



EPC REF: 9269-5008-0266-7408-1964

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
60 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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