

**31 Castlewater Gardens,
Antrim, BT41 4FP**



Asking Price £157,500

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Recently Constructed Semi-Detached Family Home
- Beautifully Presented Accommodation Extending To 1,100 Sq Ft
- Three Generous Bedrooms
- Spacious Living Room With Wood Burning Stove
- Excellent Open Plan Kitchen/Living/Dining – Kitchen With Full Range Of Integrated Appliances
- Separate Utility Room And Downstairs Cloakroom
- Contemporary Bathroom And Ensuite
- Gas Fired Central Heating And PVC Double Glazing
- Alarm System Installed
- Fully Enclosed Rear Garden With Driveway Parking
- Ideal First Time Buy
- Popular And Convenient Residential Location Off The Randallstown Road Close To Local Amenities, Schooling And Transport Routes

SUMMARY

Castlewater Gardens is an exceptional new development which is beautifully located off the Randalstown Road in one of Antrim's most sought after locations, close to all local amenities, schooling, Castle grounds and transport routes connecting Belfast and other surrounding towns.

The property has beautifully presented accommodation extending to approximately 1,100 sq ft providing a layout of three bedrooms, spacious living room together with open plan living/kitchen/dining, contemporary bathroom and ensuite. In addition, the property benefits from a fully enclosed rear garden and generous driveway parking.

Likely to be of interest to the first time buyer, professional couple or young family. Viewing is by private appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Hardwood door to entrance hall.

CLOAKROOM:

Low flush WC. Pedestal wash hand basin.

LIVING ROOM:

16' 5" x 12' 2" (5m x 3.71m)

Solid oak flooring. Wood burning stove.



KITCHEN/LIVING/DINING:
19' 0" x 11' 10" (5.79m x 3.61m)

Excellent range of high and low level units. Inset sink. 4 ring gas hob. Electric oven. Two integrated fridges (one fridge area is plumbed for dishwasher alternatively). Stainless steel extractor. Ceramic tiled floor. Quartz worktops. Double doors to rear garden.

UTILITY:
6' 7" x 5' 11" (2.01m x 1.8m)

Single drainer sink unit. Washing machine and dryer.



FIRST FLOOR

MASTER BEDROOM:
13' 9" x 11' 10" (4.19m x 3.61m)

ENSUITE:

Fully tiled shower enclosure. Low flush WC. Wash hand basin. Ceramic tiled floor.

BEDROOM (2):
10' 10" x 10' 10" (3.3m x 3.3m)

BEDROOM (3):
8' 6" x 7' 11" (2.59m x 2.41m)

BATHROOM:

White suite. Panelled bath, mixer taps, telephone hand shower. Low flush WC. Pedestal wash hand basin.

LANDING:

Hotpress with gas boiler. Access to floored roofspace with light and power.

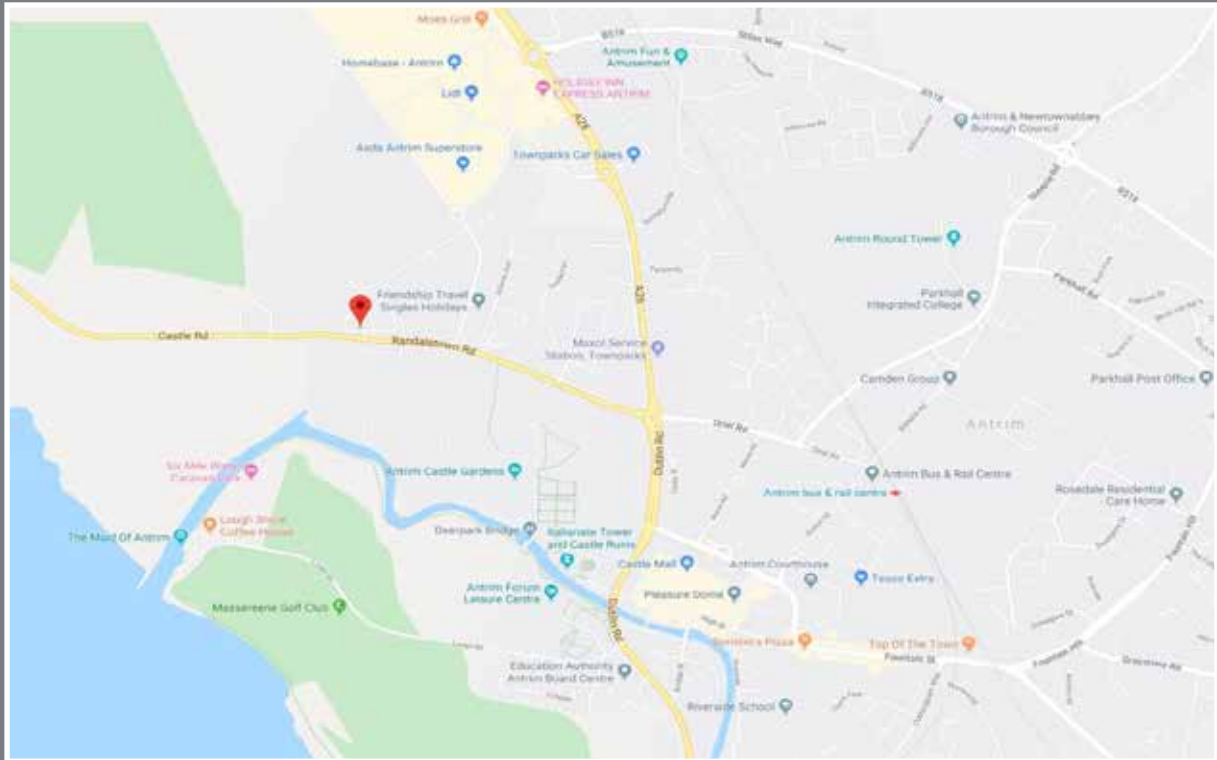
OUTSIDE

Rear garden with patio in lawns. Outside light and tap. Driveway parking.

GARDEN SHED:
6' 0" x 4' 0" (1.83m x 1.22m)



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/L/19/FB



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	82	82
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9161-0334-7790-2055-5906

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