

## 20 Greenvale Manor Court, Antrim, BT41 1SU



### PRICE Offers Over £119,950

This is an excellent opportunity to purchase a well presented two bedroom ground floor apartment with its own private front door in this sought after residential development close to Antrim town centre and all local amenities and transport facilities.

Benefitting from 'Beech' effect kitchen units with integrated oven and hob and fridge freezer, white sanitary ware with a fully enclosed shower unit with integrated shelving, two well proportioned bedrooms and oil-fired central heating, this property is ideally suited to those requiring access to gardens but with the convenience and security of a ground floor apartment. Early viewing strongly recommended.

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## FEATURES

- Private front entrance door
- Entrance hall with wood laminate flooring
- Living room 13'8 x 10'10"
- Separate kitchen with a full range of high and low level 'Beech' effect kitchen units
- Integrated oven, hob and fridge freezer
- Two well proportioned bedrooms
- Shower room with large enclosed shower with integrated shelving
- PVC double glazed windows / Oil-fired central heating
- Communal fully enclosed garden shared with apartment above
- Excellent opportunity for First time buyers and investors alike

## ACCOMMODATION

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Communal tarmac drive with side by side parking shared with the apartment above, Paved pathway to front door. Outside light. Neat lawns.

### ENTRANCE HALL

Own entrance with 2 panel double glazed door to entrance hall. Wood laminate floor. Single Radiator

### LIVING ROOM

**13'8 x 10'10" (4.17m x 3.30m")**

Wood laminate flooring. Double radiator

### KITCHEN

**10'10 x 6'3 (3.30m x 1.91m)**

Full range of high and low level 'Beech effect' kitchen units with complimentary worktops and splash-back tiling to hob and sink. Single drainer stainless steel sink unit with chrome mixer tap. Integrated appliances to include; Four ring halogen hob with stainless steel pyramid style overhead extractor fan, low level combination oven and grill and fridge freezer. space for washing machine. fully tiled floor. Double radiator.

### REAR HALL

Wood laminate flooring. Single radiator. 2 panel double glazed door to side and communal rear garden.



## **BEDROOM 1**

11'2 x 10'9 (3.40m x 3.28m)

Wood laminate flooring and a Single radiator.

## **BEDROOM 2**

10'9 x 9'10 (3.28m x 3.00m)

Integrated storage cupboard with shelves, Wood laminate flooring. Single radiator.

## **SHOWER ROOM**

7'1 x 6'3 (2.16m x 1.91m)

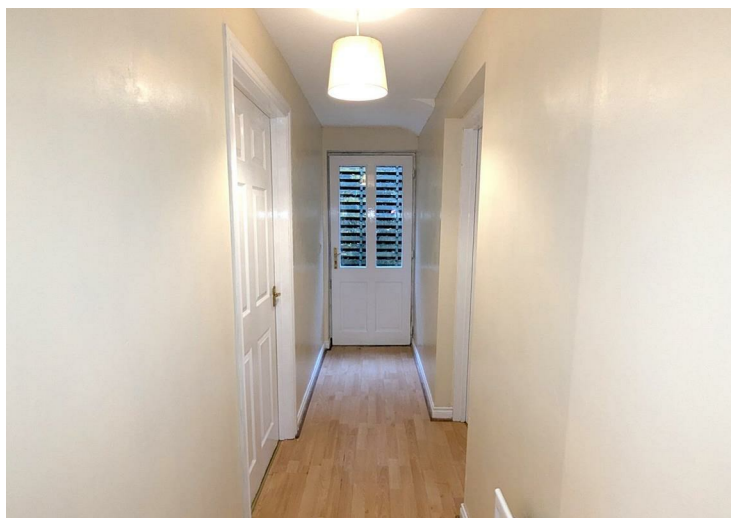
Modern white suite comprising of large enclosed shower with integrated glass shelving and partially glazed shower door. Pedestal wash hand basin with 'monobloc' chrome mixer tap and a low flush push button WC. Extractor fan. Fully tiled floor and mostly tiled walls, Hot press with pressurized cylinder and storage below. Single radiator.

## **COMMUNAL REAR GARDEN**

Fully enclosed rear garden shared with apartment above. Brick built boiler houses. 6ft timber fencing and pedestrian gate. low level mature hedging to one side and retaining wall to other.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;**

Please note, none of the services or appliances have been tested at this property. It should also be noted that this property is held on a long leasehold with nominal ground rent.

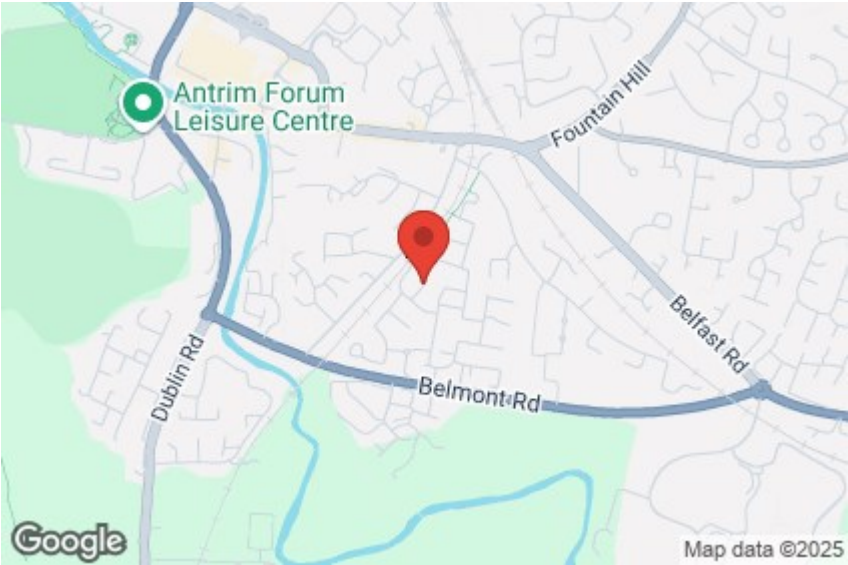






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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