

## 35 Meadow Lands, Antrim, BT41 4EU



### PRICE Offers Over £179,950

This is an excellent opportunity to purchase an exceptionally well presented and chain free three bedroom semi-detached house with superb garden to rear benefiting from excellent sun orientation and occupying a generous site in this sought after location close to Antrim town and all local amenities and transport facilities.

Benefiting from a high standard of finish both inside and out the property has been substantially modernised over the years to include a fully fitted kitchen with space for a full range of appliances, a stunning four piece bathroom suite, a range of built-in bedroom furniture to the master bedroom together with a generous ensuite shower room. With parking to the front for two cars with the option of further substantial parking to the rear this property is likely to appeal to a wide range of potential purchasers.

Early viewing strongly recommended.

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## FEATURES

- Spacious entrance hall with staircase to first floor / Ground floor W/C
- Living room with large bay window and feature fireplace
- Kitchen with full range of modern oak effect high and low level units
- Space for a full range of appliances such as / Range Cooker / Washing machine / Dishwasher
- Informal dining area with fully tiled floor and PVC double glazed door to rear
- Three well proportioned bedrooms / Master with ensuite
- Spacious bathroom with modern white four piece suite to include panel bath and separate shower cubicle
- PVC double glazed windows, side and rear door / Oil-fired central heating
- Tarmac drive with parking for up to three cars extending to rear with additional potential parking / Space for garage
- Fully enclosed garden to the rear with excellent sun orientation

## ACCOMMODATION

### ENTRANCE HALL

Double glazed composite door with "milk"glass side light to entrance with solid wood flooring. Under stair storage cupboard. Single radiator.

### LIVING ROOM

**15'7" x 15'0" (4.755 x 4.573)**

Solid wood flooring. Feature bay window. Feature electric fire place with granite surround and granite hearth. Two double radiators.

### GROUND FLOOR WC

Modern white suite comprising slimline wash hand basin with chrome tap. Low flush push button WC with "Saniflo" system. Fully tiled walls and floors. Low voltage down lights.

### KITCHEN INTO INFORMAL DINING

**21'10" x 9'8" (6.679 x 2.952)**

Fully fitted oak effect "Shaker" style kitchen units with contrasting work tops and complimentary splash back tiling. One and a quarter bowl stainless steel sink unit with feature chrome mixer tap. Space for range cooker with over size stainless steel extractor fan Space for American style fridge freezer. Space for washing machine and dish washer. Fully tiled floors. Double radiator and double glazed PVC door with side light to rear.

## FIRST FLOOR LANDING

Access to partially floored loft. Hot press with "Warm flow" pressurized tank and shelved storage.

## BEDROOM 1

13'2" x 9'10" (4.027 x 3.011)

Integrated bedroom furniture. Single radiator.

## ENSUITE

9'8" x 4'10" (2.962 x 1.477)

Modern white suite to include wall to wall shower unit with folding glazed door. Pedestal wash hand basin with feature chrome mixer tap. Low flush push button WC. Fully tiled floor and walls. Extractor fan. Chrome towel radiator.

## BEDROOM 2

12'3" x 9'9" (3.746 x 2.997)

Wood laminate floor. Wardrobe with sliding mirror door. Single radiator.

## BEDROOM 3

9'9" x 9'2" (2.989 x 2.819)

(max) Wood laminate flooring. Single radiator.

## BATHROOM

9'9" x 6'5" (2.972 x 1.970)

Modern four piece luxurious suite to include double ended free standing bath with feature chrome mixer tap and wall mounted shower attachment. Enclosed corner shower unit with glazed sliding doors. Pedestal wash hand basin with feature chrome mixer tap. Low flush push button WC. Fully tiled walls and floors. Extractor fan and chrome towel radiator.

## OUTSIDE

Fully enclosed rear garden with excellent sun orientation. 6 Ft timber fencing and double gates to front. Large brick pavia patio and mature hedging with mixed stone border. Outside tap and light. Brick built boiler house. To the front a tarmac drive with space for up to 3 cars extending to the rear through timber gates with space for an additional four spaces. Neat lawn with brick pavia border and laurel trees. Outside light

## IMPORTANT NOTE TO ALL POTENTIAL;

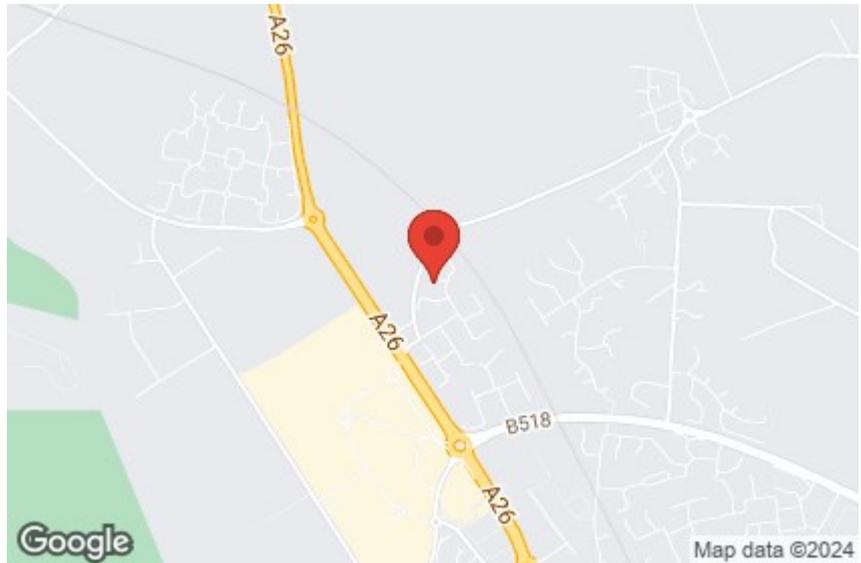
Please note, none of the services or appliances have been tested at this property.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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