

29 Greenvale Manor Gardens, Antrim, BT41 1SA



PRICE Offers Over £139,950

This is an excellent opportunity for the first time buyers and young families alike to purchase this exceptionally well presented three bedroom townhouse in this sought after location on the outskirts of Antrim town and occupying a generous site with superb sun orientation and open outlook to the front onto a well maintained green area.

Finished to a high standard throughout to include for a fully modernised, luxury shower room with feature wall tiling and fitted kitchen contemporary style kitchen with integrated "Smeg" hob.

Early viewing strongly recommended.

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Antrim
12 Church Street
BT41 4BA
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Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance porch with solid wood floor / Part frosted glass door to;
- Open plan Living Room with staircase to first floor / Open fire with feature pine surround / Solid ashwood flooring
- Kitchen with informal dining / Double glazed sliding patio doors to rear
- Full range of high and low level units / Most with coloured doors and beech wood trim
- Integrated "Smeg" corner hob and low level combination oven and grill
- First floor landing with hotpress
- Three well proportioned bedrooms
- Shower room with modern white suite to include corner quadrant shower cubicle with thermostatic shower unit
- PVC double glazed windows and front door / Oil-fired central heating
- Stoned off-street parking to front / Low maintenance fully enclosed garden to rear / Excellent sun orientation

ACCOMMODATION

PVC entrance door with double glazed and leaded port light to:-

ENTRANCE PORCH

Solid wood floor. Single radiator. Partially frosted glass door to:-

OPEN LIVING ROOM

15'4" x 15'1" (4.67 x 4.60)

(max). Open fire with feature pine surround and partially polished cast iron inset and tiled hearth. Solid ash wood flooring. Twin wall light points. Understair storage. Staircase to first floor with moulded hand rail and turned ballustrading. Double radiator. Partially frosted glass door to:-

KITCHEN WITH INFORMAL DINING AREA

14'10" x 8'5" (4.52 x 2.57)

Full range of high and low level units with mostly coloured doors and beech wood trim. Long chrome handles. Wall mounted tambour unit. Contrasting work surfaces with one and a half bowl single drainer stainless steel sink unit and mixer taps. Integrated corner 'Smeg,' 4 ring halogen hob with stainless steel splash back. Stainless steel pyramid style overhead extractor fan. Low level combination oven and grill. Plumbed for washing machine and space for dryer. Matching beech effect splash backs. Fully tiled floor. Double glazed patio doors. Single radiator.

FIRST FLOOR LANDING

Access to loft. Hot press with insulated copper cylinder and immersion heater. Shelving.

BEDROOM 1

15'0" x 8'5" (4.57 x 2.57)

(into wardrobe recess). Dual windows. Single radiator.

BEDROOM 2

9'6" x 7'4" (2.90 x 2.24)

Single radiator.

BEDROOM 3

7'3" x 6'5" (2.21 x 1.96)

Single radiator.

SHOWER ROOM

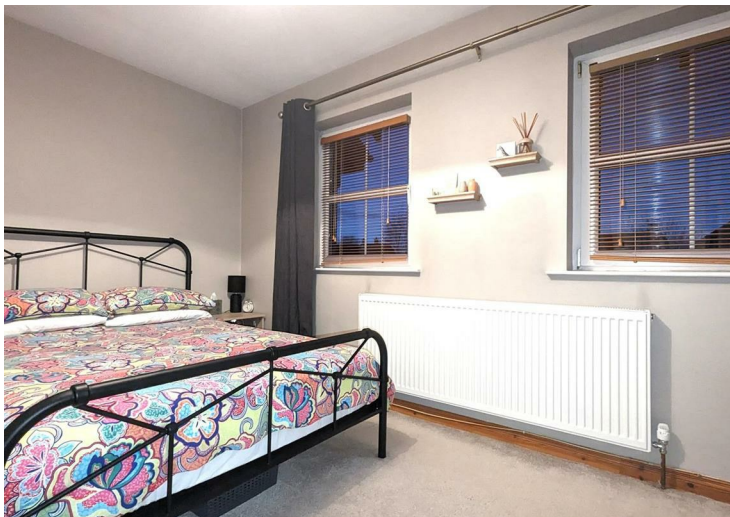
Modern white suite comprising fully tiled corner quadrant shower cubicle with thermostatic unit and sliding cubicle door. Pedestal wash hand basin and low flush W/C. Chrome heated towel rail. Feature tiling to one wall. Fully tiled floor. Extractor fan.

OUTSIDE

Pink stone drive to front with off-street parking. Fully enclosed low maintenance garden to rear in pink stone and paved pathway. Brick built oil-fired boiler house. 6ft timber fencing. Partially screened PVC oil tank and bin area. Outside tap and light. Pedestrian gate to rear for bin and oil access.

IMPORTANT NOTICE TO ALL POTENTIAL PURCHASERS;

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



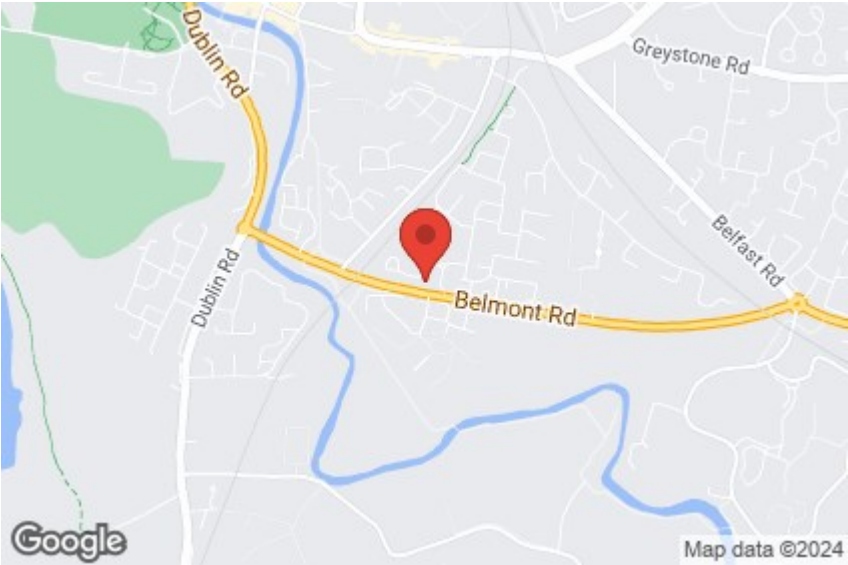


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	75

Northern Ireland

EU Directive 2002/91/EC



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