

32 Old School Mews, Glenavy, Crumlin, BT29 4BG



PRICE Offers Over £194,950

This is an incredibly rare opportunity to purchase a beautifully presented three bedroom semi-detached house with ensuite shower room occupying a generous site with open aspect to the rear and excellent sun orientation. Finished to an exceptionally high standard throughout, the property benefits from quality kitchen units in light grey woodgrain effect with contrasting darker grey low level units to the centre island, full range of integrated appliances to include oven and microwave, hob, fridge, freezer, dishwasher and washing machine together with modern white sanitary ware to the bathroom, ensuite shower room and ground floor W/C. Extending to approximately 1,110Sq.Ft. the property offers spacious accommodation throughout which is likely to appeal to even the most discerning purchaser and especially those who want to be within easy walking distance of Glenavy village and all local amenities.

Only on full internal inspection can one begin to appreciate the quality of this beautiful family home.

Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

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



FEATURES

- Entrance hall with wood laminate floor / Staircase to First Floor / Ground floor W/C
- Living room 13'9 x 11'8 with "Inglenook" style fireplace and inset multi solid fuel stove
- Kitchen with informal dining area / PVC double glazed French doors to rear / Glazed door and side panels to entrance hall
- Full range of light grey floor and wall units and contrasting dark grey centre island / Complimentary worksurfaces with matching upstands / One and a quarter bowl single drainer stainless steel sink
- Integrated oven and microwave, hob, fridge, freezer, dishwasher and washing machine
- First floor landing
- Three well proportioned bedrooms / Master with ensuite shower room
- Bathroom with modern white suite to include panel bath and polished chrome heated towel rail
- PVC double glazed windows and French doors / Oil-fired central heating / Seamless aluminium guttering
- Tarmac driveway to side with space for garage / Gardens to front and rear / Open aspect to rear

ACCOMMODATION

Composite entrance door with double glazed insets and wooden frame with matching insets to:

ENTRANCE HALL

Wood laminate floor. Stair case to first floor with moulded hand rail. Single radiator. Cloak cupboard.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and corner pedestal wash hand basin with tiled splash back and "monobloc" mixer tap. Fully tiled floor. Extractor fan. Single radiator.

LIVING ROOM

13'9 x 11'8 (4.19m x 3.56m)

"Inglenook" style hole in the wall fire place with free standing cast iron multi fuel stove. Wood laminate floor. Double radiator.

KITCHEN INTO INFORMAL DINING

18'9 x 12'6 (5.72m x 3.81m)

Full range of light grey wood grain effect high and low level units with polished chrome handles. Complimentary work surfaces and matching upstands with one and a quarter bowl single drainer stainless steel sink unit and mixer taps. Pump dispenser for soap. Integral four ring halogen hob with complimentary coloured glass splash back. Over head extractor. Mid level oven, microwave and grill. Integrated washing machine, dish washer, fridge and freezer. Center island with darker grey low level units and contrasting work surfaces. Integrated breakfast bar. Fully tiled floor. Part wood panel effect walls. Low voltage down lights. Double radiator. Glazed door and side panels to entrance hall. PVC double glazed French doors to rear. Access to under stair pantry with shelving.

FIRST FLOOR LANDING

Moulded hand rail and turned balustrade. Gable end window. Single radiator. Access to loft. Hot press with pressurized "Warm flow" tank. Shelving above.

BEDROOM 1

13' x 10'8 (3.96m x 3.25m)

(max) Feature wall with wood panel effect. Single radiator.

ENSUITE

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. Fully tiled corner quadrant shower cubicle with thermostatic shower unit comprising "drench" head and hand held "pencil" shower. Sliding cubicle doors. Fully tiled floor. Low voltage down lights. Extractor fan. Single radiator.

BEDROOM 2

12'7 x 9'7 (3.84m x 2.92m)

Single radiator.

BEDROOM 3

12'7 x 8'9 (3.84m x 2.67m)

(max) Wood laminate floor. Single radiator. Built-in wardrobe.

BATHROOM

7'1 x 5'5 (2.16m x 1.65m)

Modern white suite comprising panelled bath, push button low flush W/C and pedestal wash hand basin with floor to ceiling tiled splash back and "monobloc" mixer taps. Fully tiled floor and part tiled walls to bath area. Low voltage down lights. Extractor fan. Polished chrome heated towel rail.

OUTSIDE

Garden to front in neat lawn and paved pathway. Outside light. Tarmac drive to side with off street parking for 2 plus cars. 6 Ft. timber fence and pedestrian gate to; Fully enclosed garden to rear in neat lawn and paved patio. Galvanized pre-fabricated oil fired boiler house. PVC tank. Outside tap and light. (Timber shed with power and light)

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

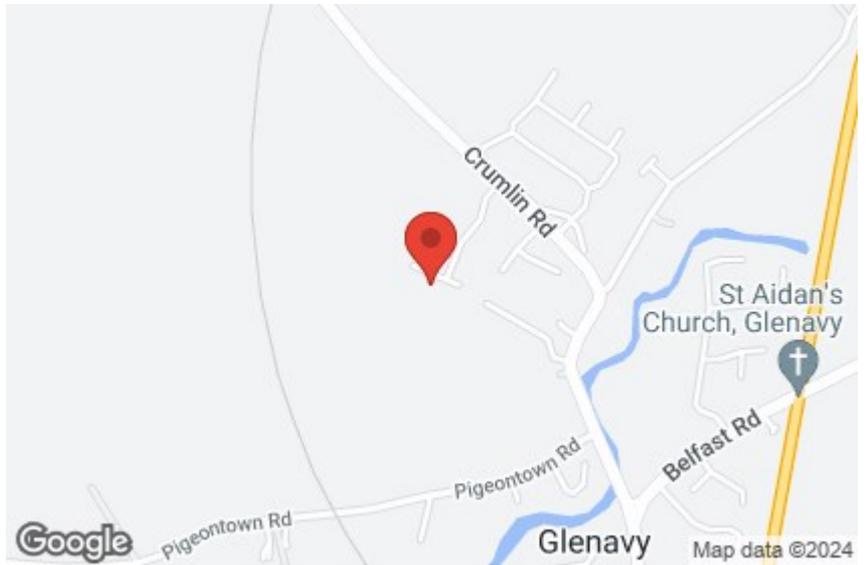
Please note, none of the services nor appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	



Mortgage IQ

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA
 T: 028 9417 0000
 E: antrim@mortgageIQ.co.uk

IQ
 WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

PRS Property Redress Scheme