

116 Brantwood Gardens, Antrim, BT41 1HS



PRICE Offers Over £184,950

This is an incredibly rare opportunity to purchase an immaculately presented three bedroom detached bungalow occupying a large corner site with excellent sun orientation in the ever popular Brantwood Gardens development just off the Greystone Road and close to all local amenities and transport facilities. With generously proportioned rooms and a the opportunity to upgrade reflected in the asking price, this is the ideal opportunity for those who wish to downsize to a well appointed property that although perfectly livable, would benefit from some updating to include for the installation of a new central heating system to replace the current free-standing and wall mounted electric oil-filled radiators. With the opportunity to finish out the property to your preferred style, this property is ideal for those who want to make their own mark on a comfortable home on a generous, private site with extension opportunities to both the side and rear (subject to necessary approvals).

Only on full internal inspection can one begin to appreciate the potential of this well appointed bungalow occupying a spacious site in a highly sought after location.

Early viewing strongly recommended.

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Ballyclare
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Glengormley
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FEATURES

- Entrance foyer with mostly glazed door and sidelight to;
- Entrance hall with cloaks cupboard
- Living room 16'2 x 10'6 with open fire and back boiler for hot water / Feature marble and polished granite surround / Open to;
- Dining room with access to;
- Kitchen with informal dining area / Full range of linen effect high and low level units / Integrated "Neff" halogen hob and "Neff" mid level double ovens / Integrated fridge and freezer
- Three bedrooms / Two with built-in wardrobes
- Bathroom with modern off white suite to include panel bath with "Mira Sprint" electric shower over / Polished chrome electric heated towel rail
- Hardwood double glazed windows / PVC fascia and soffits / Free-standing and wall mounted electric oil-filled radiators
- Tarmac drive to front / Access to attached garage / Extensive gardens to front, side and rear / Private patio area
- Excellent opportunity for those wishing to downsize / Superb sun orientation

ACCOMMODATION

Covered open entrance area. Hard wood entrance door with bevelled glass single glazed insets to:

ENTRANCE FOYER

Mahogany mostly glazed door and side light to:

ENTRANCE HALL

Cloaks cupboard. Hot press with insulated copper cylinder and "Willis" type immersion heater. Shelving above. Access to loft.

LIVING ROOM

16'2 x 10'6 (4.93m x 3.20m)

Open fire with back boiler . Feature marble and polished granite surround and hearth. Open to:

DINING ROOM

9'7 x 9'5 (2.92m x 2.87m)

Corniced ceiling.

KITCHEN INTO INFORMAL DINING

12'2 x 10'10 (3.71m x 3.30m)

Full range of linen effect high and low level units with wooden trim. Complimentary work surfaces with single drainer stainless steel sink unit and mixer taps. Glazed display units. "Neff" integrated four ring halogen hob with pull-out over head extractor. Mid level "Neff" double oven. Integrated fridge and freezer. Plumbed for washing machine. Fully tiled walls and floor. Wood strip ceiling. Hard wood panel door to rear with double glazed inset.

BEDROOM 1

11'1 x 9'5 (3.38m x 2.87m)

plus built-in wardrobe. Electric oil-filled radiator.

BEDROOM 2

11'6 x 8'9 (3.51m x 2.67m)

into wardrobe recess. Electric oil-filled radiator.

BEDROOM 3

10'2 x 7'9 (3.10m x 2.36m)

to include range of built-in wardrobes with corner mirrored door. Built-in wardrobe. Electric oil-filled radiator.

BATHROOM

9'5 x 6'2 (2.87m x 1.88m)

(max) Modern off white suite comprising panelled bath with mixer taps and shower attachment. "Mira Sprint" electric shower over. Folding glass screen. Push button low flush W/C and moulded wash hand basin in vanity unit with mixer taps and storage below. Fully tiled walls with decorative border and insets. Wood strip ceiling. Fully tiled floor. Polished chrome electric heated towel rail.

OUTSIDE

Tarmac drive to front with off street parking for 1 car. Access to attached garage. Large garden to front and side in neat lawn. Low level walling and landscaped conifers. Concrete pathway to front and side. Open to rear garden in neat lawn, well stocked borders and hexagonal paved patio area. Mature conifer hedge. Low level hedging and palm trees to pavier brick patio with kerbed edging and shrubs to borders. Conifer hedging. Outside tap and light.

ATTACHED GARAGE

16' x 9'11 (4.88m x 3.02m)

Roller shutter door. Power and light. Access to loft.

Service door to:

Covered open area to rear. Door to:

COAL SHED

5'6 x 3'6 (1.68m x 1.07m)

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		12	31
Northern Ireland	EU Directive 2002/91/EC		



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