

## 28 Brantwood Gardens, Antrim, BT41 1HP



### PRICE Offers Over £169,950

We are delighted to offer for sale this well presented three bedroom semi-detached property with semi-detached garage occupying a superb position with open aspect to the rear in this sought after residential development just off the Greystone Road and close to all local amenities and transport facilities.

Boasting two reception rooms, and a PVC double glazed conservatory, to include a dining room that could be used for a ground floor fourth bedroom and a main living room with feature rustic pine fireplace, this property will appeal to a wide variety of potential purchasers to include those in need of a potential ground floor bedroom. With PVC double glazed windows and French doors, recently installed new oil-fired condensing boiler, PVC fascia and soffits and beautifully appointed gardens to the front and rear, this property can only be fully appreciated following close internal inspection.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Lounge 18'11 x 11'3 (into recess) / Open fire with feature fire surround
- Living room / Bedroom 4 10' x 9'11
- Kitchen with informal dining area / Full range of cream coloured high and low level units
- Conservatory with PVC double glazed windows and French doors
- First floor landing
- Three well proportioned bedrooms / Two with built-in wardrobes
- Shower room with modern white suite to include PVC panelled corner quadrant shower cubicle and "Triton" thermostatic power shower unit
- PVC double glazed windows and French doors / Oil-fired central heating / PVC fascia and soffits
- Tarmac drive to side with off street parking for 3 cars / Semi-detached garage / Well stocked gardens to front / Fully enclosed and well stocked gardens to rear

## ACCOMMODATION

PVC double glazed entrance door and side lights to:

### ENTRANCE HALL

Wood laminate floor. Double radiator. Stair case to first floor with wooden handrail.

### LOUNGE

**18'11 x 11'3 (5.77m x 3.43m)**

(into recess) Open fire with back boiler, rustic pine surround and part polished cast iron inset. Slate tiled hearth. Wood laminate floor. Feature bow window. Twin wall light points. Double radiator.

### DINING ROOM / BEDROOM 4

**10' x 9'11 (3.05m x 3.02m)**

Double radiator.

### KITCHEN

**14'5 x 8'7 (4.39m x 2.62m)**

(into recess) Full range of cream coloured high and low level units with short chrome handles and complimentary work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Larder unit. Space for cooker with pyramid style stainless steel over head extractor. Small breakfast bar with polished chrome leg. Space for fridge freezer. Exposed timber beam. Double radiator. Access to under stair storage with meter cupboard. Part glazed door to:

### CONSERVATORY

**10'1 x 9'8 (3.07m x 2.95m)**

PVC double glazed windows and anti-glare roof. PVC double glazed French doors to rear. Storage cupboard concealing plumbing for washing machine.



## FIRST FLOOR LANDING

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

## BEDROOM 1

10'1 x 9'7 (3.07m x 2.92m)

plus door to built-in wardrobe. Single radiator.

## BEDROOM 2

12'5 x 7'6 (3.78m x 2.29m)

plus door to built-in wardrobe. Single radiator.

## BEDROOM 3

9' x 7'10 (2.74m x 2.39m)

(max) Single radiator.

## SHOWER ROOM

7'6 x 6' (2.29m x 1.83m)

(max) Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer tap. PVC panelled corner quadrant shower cubicle with "Triton Novel" thermostatic power shower unit and sliding cubicle doors. PVC panelled walls and ceiling. Low voltage down lights. Fully tiled floor. Polished chrome heated towel rail.

## OUTSIDE

Timber gate and fencing to tarmac drive with off street parking for up to 3 cars. Low level brick wall to front. Garden in neat lawn, well stocked borders and specimen trees. Paved pathway to front and side, entrance via porch.

## SEMI-DETACHED GARAGE

15'10 x 10'1 (4.83m x 3.07m)

Up and over door, window . Power and light, .

Timber pedestrian gate to:

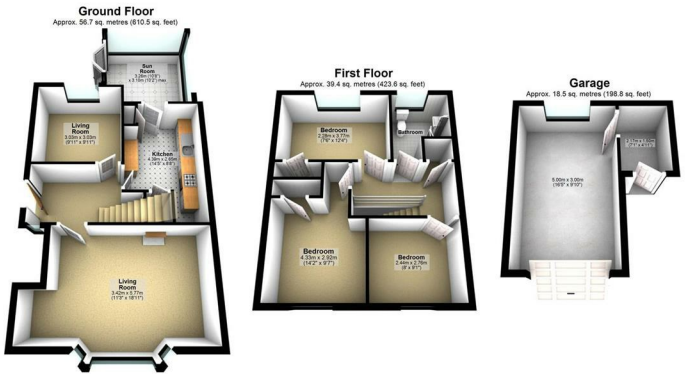
Fully enclosed rear garden in paved patio and neat lawn with extensive range of shrubs and specimen trees. PVC tank. Condensing boiler in prefabricated galvanized boiler house. Paved pathway to green house. . Open aspect to rear.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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



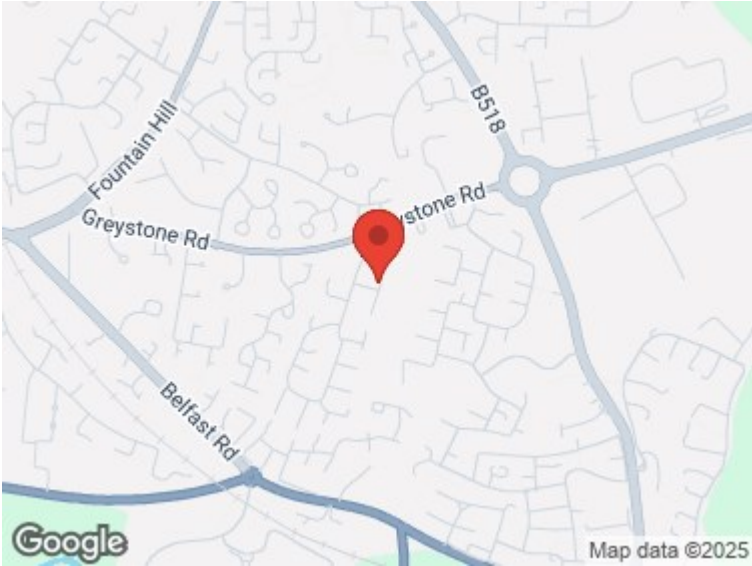




Total area: approx. 114.5 sq. metres (1233.0 sq. feet)  
Photos and Plans by housefind.co.uk  
Plan produced using Planity

28 Rrantwood Gardens, Antrim

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



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