

## 5 Carnbeg Green, Antrim, BT41 4RF



**PRICE Offers Over  
£224,950**



We are delighted to offer for sale this well presented three bedroom detached house occupying a superb site in this sought after residential development on the outskirts of Antrim town yet within easy access of most local amenities including The Junction retail and food outlet and the M2 motorway at Dunsilly. Finished to a high standard both inside and out, this well appointed property benefits from ground floor W/C, generous living room with feature gas fireplace, kitchen with island, utility room and three well proportioned bedrooms to include master with ensuite shower room. Well positioned within this much sought after development this property benefits from a generous rear garden with feature patio and generous driveway to the side with space for up to four cars. Only on full internal inspection can one begin to appreciate the quality of this superb family home.

Early viewing strongly recommended.

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## FEATURES

- Fully glazed entrance porch with bevelled glass door to;
- Spacious entrance hall with storage cupboard and staircase to first floor / Engineered oak flooring
- Ground floor W/C with modern white suite
- Living room with bay window and contemporary style wall mounted gas fire
- Kitchen with informal dining area / Full range of Walnut effect high and low level units and centre island
- Integrated oven, hob, fridge, freezer and dishwasher / Separate utility room with matching Walnut effect units
- Three well proportioned first floor bedrooms / Master with ensuite shower room
- Bathroom with modern white suite to include double ended bath with off set taps and hand held shower
- PVC double glazed windows / Gas fired central heating
- Tarmac drive with parking for up to four cars / Access to garage / Spacious gardens to front side and rear

## ACCOMMODATION

Double glazed French doors and windows to:-

### GLAZED ENTRANCE PORCH

Fully tiled floor. Double radiator. 8 pane bevelled glass door to:-

### ENTRANCE HALL

Storage cupboard. Engineered oak flooring. Staircase to first floor with moulded handrail and turned ballustrading. Single radiator.

### GROUND FLOOR WC

Modern white suite comprising low flush push WC and pedestal wash hand basin. Tiled splash back. Fully tiled floor. Low voltage downlights. Extractor fan. Low voltage downlights.

### LIVING ROOM

**17'4" x 15'11" (5.28 x 4.85)**

(into bay). Contemporary style wall mounted brushed stainless steel gas fire with polished granite surround and hearth. 2 No. double radiators.

### KITCHEN WITH INFORMAL DINING AREA

**13'1" x 11'8" (3.99 x 3.56)**

Full range of walnut effect high and low level units with glazed corner display, short chrome handles and contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with mixer taps. Over window pelmet with low voltage downlights. Integrated 4 ring gas hob with stainless steel pyramid style overhead extractor fan. Low level combination oven and grill. Integrated fridge freezer and dishwasher. Centre island with double sided breakfast bar and storage units beneath. High level TV point. Low voltage downlights. Partially tiled walls to work surfaces. Fully tiled floor. Double radiator. Double glazed door to rear garden.



## UTILITY ROOM

9'7" x 5'4" (2.92 x 1.63)

Range of matching walnut effect high and low level units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine and space for dryer. Partially tiled walls to work surfaces. Fully tiled floor. Double radiator. Double glazed door to rear.

## FIRST FLOOR LANDING

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

## BEDROOM 1

11'9" x 10'7" (3.58 x 3.23)

Dual aspect windows. Double radiator.

## ENSUITE

Modern white suite comprising low flush push button WC, pedestal wash hand basin and fully tiled shower cubicle with 'Bristan' electric shower unit. Pivot and slide door. Fully tiled floor. Partially tiled walls. Chrome heated towel rail.

## BEDROOM 2

13'8" x 8'8" (4.17 x 2.64)

(into wardrobe recess). Dual aspect windows. Double radiator.

## BEDROOM 3

9'5" x 9'0" (2.87 x 2.74)

(into wardrobe recess). Dual aspect windows. Double radiator.

## BATHROOM

Modern white suite comprising double ended bath with off-set taps and shower attachment, low flush WC and pedestal wash hand basin. Chrome heated towel rail. Fully tiled floor. Half tiled walls with decorative border. Extractor fan.

## OUTSIDE

Garden to front and side in neat lawn. Paved pathway. Tarmac driveway to side with parking for up to 4 cars. Access to:-

## GARAGE

20'1" x 9'10" (6.12 x 3.00)

Roller shutter door. Power and light. Wood laminate flooring. Service door to side.

Fully enclosed garden to rear with paved pathway to paved patio and gold stone display. Stoned area to rear of garage. High level wall and fencing. Pedestrian gate to driveway. Outside light and tap.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

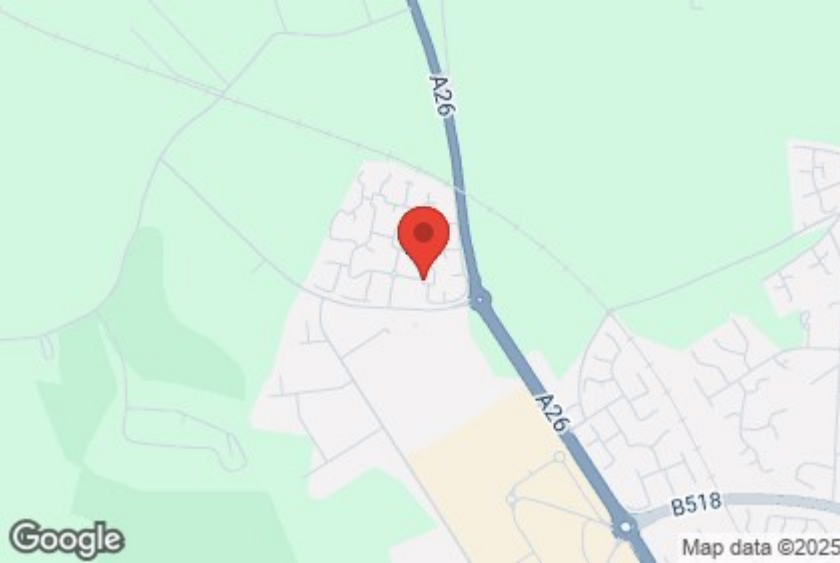






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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