

## 2 Greenvale Road, Antrim, BT41 1SE



**PRICE Offers Over  
£264,950**

This is a superb opportunity to purchase a well presented four bedroom detached house finished to a superior standard both inside and out. In addition to four well proportioned reception rooms, this property boasts a host of extras too numerous to list. The sleek "Shaker" style kitchen units are complimented by the dining island finished in polished granite worktop. For those who enjoy entertaining, the range of 'Bosch' integrated appliances will not disappoint, with oven, hob, dishwasher, fridge and freezer not to mention the combination microwave oven. Upstairs the generous well proportioned bedroom accommodation is boosted by the inclusion of an ensuite to the master bedroom and a dressing room. Outside the private east facing back garden provides an oasis for those wishing to enjoy the beautifully groomed lawn and large patio.

In short this beautifully appointed home is likely to satisfy the wish list of even the most discerning purchaser whether looking for extensive accommodation for the larger family or choosing to work from home.

Early viewing very strongly recommended.

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## FEATURES

- Spacious entrance hall leading to staircase to first floor with gallery landing / Ground floor W/C
- Lounge with feature open fireplace with polished granite hearth / Solid Ash floor
- Two further well proportioned reception rooms including dining room leading too:
- Sunroom 14'6" x 8'10" with solid ash flooring
- Solid maple Kitchen with polished granite worktops / Full suite of 'Bosch' integrated appliances to include / Oven / Hob / Dishwasher / Fridge Freezer and Microwave oven combi
- Four well proportioned first floor bedrooms / Master with ensuite and dressing room
- Bathroom with four piece white suite to include fully tiled shower cubicle and panel bath
- Asphalt driveway to front / Enclosed garden to rear
- PVC double glazed windows / Oil-fired central heating / PVC Soffits and Facia Boards /
- Excellent opportunity for growing families with need of space

## ACCOMMODATION

### OUTSIDE FRONT

Tarmac drive with space for three cars. Leading to garage. Neat lawns. Mixed stone borders. Pedestrian access to rear. Outside light. Paved pathway to front door. Hard wood door with side windows to:

### ENTRANCE HALL

Spacious entrance hall. Staircase to first floor with moulded hand rail, turned balustrading and gallery landing. Single radiator.

### LOUNGE

**16'7" x 11'11" (5.060 x 3.644)**

Feature open fire place with polished granite hearth and decorative wooden surround. Solid ash flooring. Double radiator.

### RECEPTION 2

**10'9" x 11'6" (3.284 x 3.514)**

Single radiator.

### KITCHEN

**13'0" x 10'10" (3.967 x 3.306)**

Full range of solid Maple high and low level "Shaker" style kitchen units with contrasting polished granite work tops and splash back tiling. One and a quarter bowl stainless steel sink unit with chrome mixer. Range of 'Bosch' integrated appliances to include a five ring halogen hob with part glass, part stainless steel over head extractor fan. Mid level combination oven and grill and integrated combination microwave oven above, fridge freezer and Dishwasher. Matching kitchen island with breakfast bar style seating, wine rack. Pelmut lighting over the sink. Illuminated display cabinet. Fully tiled floor. Low voltage down lights. Single radiator.

### UTILITY ROOM

**9'9" x 6'9" (2.977 x 2.068)**

Range of Maple effect high and low level "Shaker" style kitchen units with contrasting work tops. Single drainer stainless steel sink units with chrome mixer tap. Space for washing machine and tumble dryer. Fully tiled floor. Tall Storage cupboard. Single radiator. Double glazed PVC door to rear.



### DINING ROOM

9'9" x 10'9" (2.979 x 3.289)

Solid ash flooring. Single radiator. 8 panel double doors to:

### SUNROOM

14'6" x 8'10" (4.435 x 2.696)

Solid ash flooring. Low level double radiator. "French" double doors to rear.

### GROUND FLOOR WC

Modern white suite comprising a pedestal wash hand basin with "monobloc" chrome mixer tap and tiled splash back. Low flush WC. Extractor fan. Single radiator.

### HALF LANDING

Gable window. Steps to first floor.

### FIRST FLOOR LANDING

Hot press with insulated cylinder and pressure to pump for the ensuite shower. Gallery landing.

### BEDROOM 1

17'8" x 10'10" (5.390 x 3.315)

Single radiator. Open to:

### DRESSING ROOM

10'5" x 9'7" (3.178 x 2.933)

Integrated sliding wardrobes with clothes rails, shelving boxes. Double radiator. Leading to:

### ENSUITE

Large ensuite comprising a corner shower unit with partially glazed sliding doors, low flush W/C, pedestal wash hand basin with "monobloc" chrome mixer tap. Fully tiled walls and floors. Extractor fan. Single radiator.

### BEDROOM 2

12'1" x 11'10" (3.697 x 3.630)

Double radiator.

### BEDROOM 3

10'10" x 9'9" (3.303 x 2.977)

Single radiator.

### BEDROOM 4

10'10" x 9'5" (3.304 x 2.875)

Double radiator.

### BATHROOM

9'1" x 6'8" (2.793 x 2.045)

Modern white four piece suite to include a corner panelled bath with offset "monobloc" chrome mixer tap and shower attachment. Enclosed corner shower with "Triton" electric shower and partially glazed sliding door. Pedestal wash hand basin with "monobloc" mixer tap. Low flush WC. Fully tiled walls and floors. Extractor fan. Single radiator.

### INTEGRATED GARAGE

17'3" x 9'8" (5.280 x 2.969)

Up and over door. Full electrics and lighting. Condenser boiler.

### OUTSIDE REAR

Fully enclosed rear garden with 6 Ft timber fencing and pedestrian gate to front on either side. Neat lawn. Large paved patio. Outside tap and lights. Mixed stone bedding.

### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

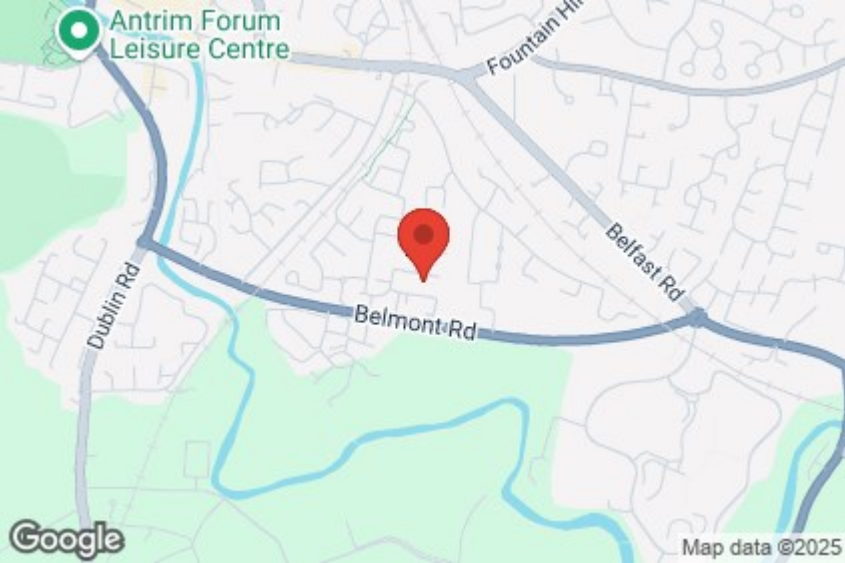






Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 69                      | 70        |
| (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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