

## 6 Ashville Park, Antrim, BT41 1HH



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£289,950**

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**This is an incredibly rare opportunity to purchase a beautifully presented four bedroom detached house with integral double garage occupying a superb site with excellent sun orientation in this exclusive and sought after residential development just off the Greystone Road and close to all local amenities and transport facilities. Finished to an exceptionally high standard both inside and out, this stylish property recently benefited from replacement kitchen units and shower room to further compliment the extensive use of light oak to the internal doors, shirting and architrave. The new cream coloured contemporary style kitchen units are full of surprises with a pull-out "magic corner", full height larder unit with stainless steel retractable shelving and under oven pot drawer with integrated slide out shelf while the "Bosch" steam oven and separate combi-microwave are likely to appeal to even the most discerning chef. In addition to the two ground floor toilets, the recently installed luxury family shower room adds a touch of class with a large format, low threshold rectangular shower tray and glazed screen acting as the focal point while the concealed flush W/C and "Duravit" moulded wash hand basin in wall mounted vanity finish the look, complimented by stylish tiling and recessed display shelving. With all the reception rooms and three of the four bedrooms benefiting from south facing windows, this property is filled with light creating a lovely atmosphere throughout. In addition, the dining room benefits from PVC double glazed sliding patio doors allowing easy access to the generous, private rear garden ideal for sun worshipers or family get togethers alike. The property further takes advantage of it's perfect sun orientation by the installation of eighteen owner owned solar panels to the rear roof elevation making this a very environmentally friendly and economic house to run.**

**Early viewing strongly recommended to insure you fully appreciate this superb home.**

## **FEATURES**

- Spacious entrance porch with PVC double glazed doors and sidelights to Entrance Hall / Feature part open tread staircase to First Floor
- Home office with access to ground floor W/C
- Lounge 19'10 x 12'0 with ornate mahogany free-standing fire surround
- Dining room with PVC double glazed sliding patio doors to rear
- Kitchen with informal dining area / Full range of cream coloured contemporary style units / Space for cooker / Integrated dishwasher and "Bosch" microwave and steam oven
- Utility room with access to second ground floor W/C / Twin integral garages with electric roller shutter doors / Rear store
- Spacious first floor landing with low level storage / Access to partially floored attic 23'3 x 8'3 with storage beyond
- Four well proportioned bedrooms / Two with built-in bedroom furniture
- Luxury recently installed shower room with large format low threshold shower and concealed flush W/C
- Large private site with excellent sun orientation / Asphalt drive to front with parking for up to eight cars / Twin integral garages with electric roller shutter doors



## ACCOMMODATION

PVC entrance door with leaded glass port light to:

### ENTRANCE PORCH 11'1 x 3'0 (3.38m x 0.91m)

Fully tiled floor. PVC double glazed windows. PVC double glazed door and matching sidelights to;

### ENTRANCE HALL

Feature part open tread stair case to first floor. Double radiator. Under stair storage cupboard.



### HOME OFFICE 7'7 x 6'1 (2.31m x 1.85m)

Wood strip ceiling. Double radiator. Open square archway to:

### GROUND FLOOR W/C

Low flush W/C and moulded wash hand basin in vanity unit with tiled splash back, "monobloc" mixer tap and drawer storage below. Wood strip ceiling.

### LOUNGE 19'10 x 12'0 (6.05m x 3.66m)

Ornate mahogany free standing fire surround with inset coal effect electric fire. Three wall light points. Two double radiators.





### **DINING 11'2 x 9'10 (3.40m x 3.00m)**

PVC double glazed sliding patio doors to rear. Double radiator.



### **KITCHEN WITH INFORMAL DINING 15'11 x 8'11 (4.85m x 2.72m)**

Full range of cream coloured contemporary style high and low level units with chrome handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Space for cooker with coloured glass splash back and part glass and stainless steel over head extractor. Integrated dish washer. Low level "magic corner" retractable storage cupboard and pull out pot drawer with integrated slide out shelf. Full height larder unit with stainless steel pull out shelves and door storage. Metro style cream coloured part tiled walls to work surfaces. Fully tiled floor. Double radiator.





### **UTILITY 11'5 x 7'3 (3.48m x 2.21m)**

(to include W/C) Range of leather effect high level units with chrome trim. Space for fridge freezer. Plumbed for washing machine. Hot and cold taps. Door to integrated garage and separate door to rear store. Open to:

### **GROUND FLOOR W/C**

Low flush W/C. Fully tiled floor.

### **REAR STORE 11'8 x 4'2 (3.56m x 1.27m)**

PVC double glazed window. PVC door with leaded and stained glass double glazed port light.

### **INTEGRAL GARAGE 1 16'9 x 11'5 (5.11m x 3.48m)**

Electric remote roller shutter door. "Worcester" oil fired boiler. Power and light. Open door way through to;



## **INTEGRAL GARAGE 2 15'10 x 12'1 (4.83m x 3.68m)**

Electric remote roller shutter door. Power and light. PVC double glazed window to gable side. Up and over door to rear allowing access to the rear garden and concrete area for securing a trailer.

## **FIRST FLOOR LANDING**

Large PVC double glazed window. Single radiator.

## **ATTIC 23'3 x 8'3 (7.09m x 2.51m)**

Two double low level storage cupboards. Hot press with copper cylinder and "Willis" style immersion heater. Shelving above. Access to mostly floored loft via a "Slingsby" style ladder. 23'3 x 8'3 Power and light. Access to eaves. Door to cold water storage tank and storage.

## **BEDROOM 1 12'0 x 11'10 (3.66m x 3.61m)**

Full range of mahogany style built in wardrobes with over head lockers, matching bed side drawer units and open displays. Large vanity drawer set. Single radiator. Superb views to the rear.



## **BEDROOM 2 11'2 x 9'10 (3.40m x 3.00m)**

(currently used as a first floor living room). Full range of off white built-in wardrobes with inset door mirror. Bed recess with matching bedside drawer sets and over head lockers. Open shelving. Single radiator.



## **BEDROOM 3 9'1 x 9'0 (2.77m x 2.74m)**

Single radiator.

## **BEDROOM 4 9' x 8' (2.74m x 2.44m)**

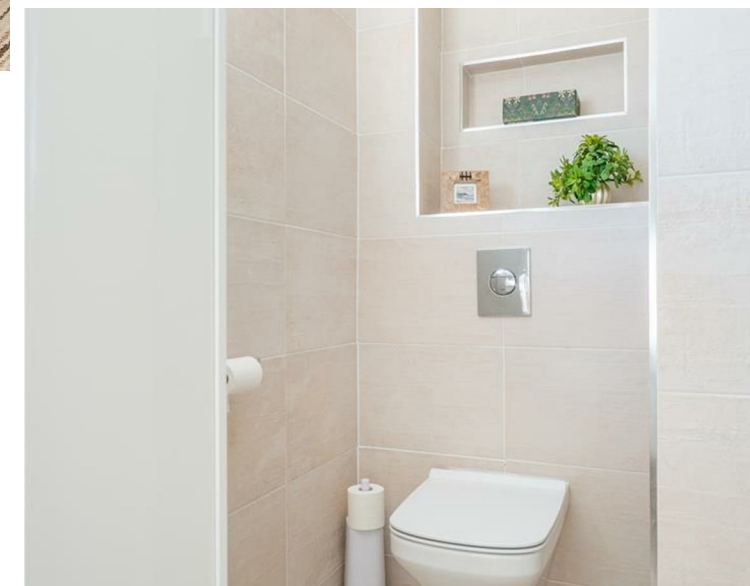
Single radiator





**SHOWER ROOM 9'7 x 8'10 (2.92m x 2.69m)**

(max) Recently installed modern white suite comprising a large rectangular low threshold shower tray with glazed screen and "Mira Decor" chrome finished electric shower unit servicing fixed drench shower head and separate hand held shower. Shelved display recesses. "Duravit" moulded wash hand basin in wall mounted vanity unit with "monobloc" mixer tap and drawer storage below. Concealed flush wall mounted W/C with built in fully tiled shelving and recess above. Fully tiled floor and walls. PVC strip ceiling and low voltage down lights. Extractor fan. Polished chrome heated towel radiator.





OUTSIDE

Double entrance pillars and low level walling to asphalt drive with parking for up to 8 cars. Garden to front in neat lawn with well stocked borders. Low level wall. Timber pedestrian gate to side accessing raised concrete patio to rear with superb sun orientation. Open fronted store 12' x 6' with perspex roof. Steps down to lower level garden to rear and side in neat lawn and mature conifers. Well stocked borders. Concrete path and trailer storage area. Raised PVC tank. Arched timber gate to side.

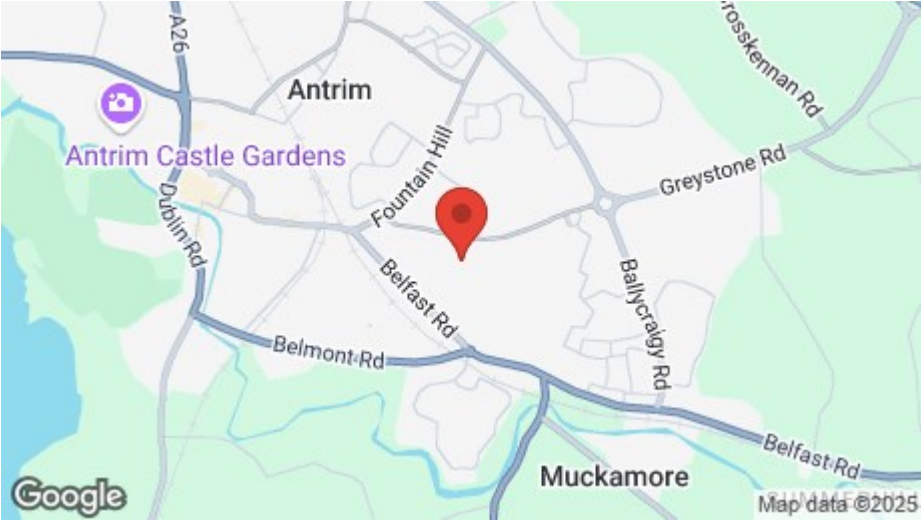
Please note there are 18 solar panels on the rear roof elevation with perfect south facing sun orientation. These are included in the sale and are owned by the vendor and should therefore not cause any issue when arranging a mortgage.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

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		
(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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