



40 Castlewater Gardens, Antrim, BT41 4FP

Offers in the region of £209,950



Finished to an excellent standard throughout, this spacious three bedroom semi-detached home is literally ready for occupation. Built in 2019 with circa 4 years of its NHBC warranty remaining, the property is located within a modern, well regarded development. The back garden enjoys a degree of privacy which can be difficult to find in today's market, and the contemporary finish should appeal to even the most discerning of viewers.

Located within easy walking distance to Antrim Castle Gardens, and convenient to Antrim town centre and its arterial commuter routes, this fine home is likely to be popular from the outset and early viewing is recommended in order to avoid disappointment.

Property Features

- Spacious, modern semi-detached house, built in 2019 (4yrs of NHBC warranty remaining)
- Finished to an excellent standard
- Entrance hall with fitted cloak room
- Living room with multi fuel stove
- Open plan kitchen/dining area with separate utility room off
- Three well proportioned first floor bedrooms, master with en-suite
- Family bathroom fitted with a contemporary suite
- UPVC double glazing / Mains gas heating system/ High energy efficiency rating
- Back garden enjoying an excellent degree of privacy
- Front garden with tarmac driveway extending to the side

Accommodation

(Dimensions and Areas are approximate)

Ground Floor

Entrance Hall 6'7" x 7'7" (2.02 x 2.32)

Composite front door with floor to ceiling sidelights and fan light. Tiled floor. Stairs to first floor.

Cloak Room 6'6" x 5'10" (max) (2 x 1.8 (max))

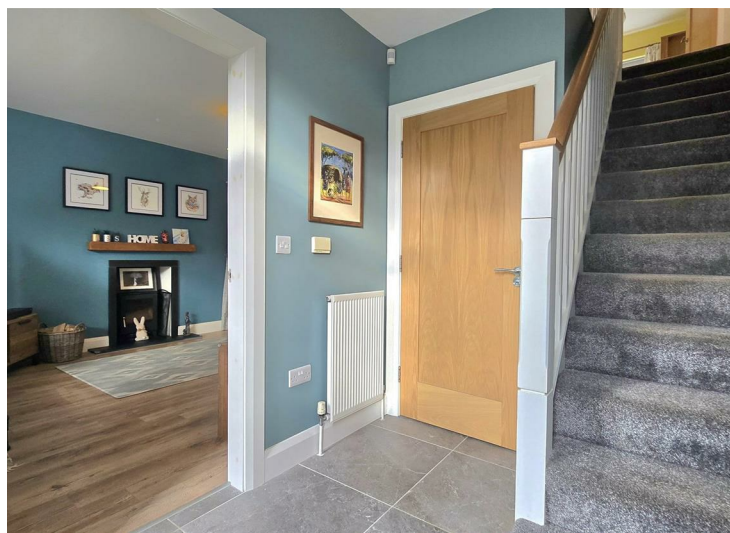
L shaped cloak room, fitted with a low flush W/C and wash hand basin. Under stair storage. Tiled floor and splash back areas.

Living Room 11'9" x 16'4" (3.59 x 5)

Inset multi fuel stove with solid wood mantle over. Contemporary wood effect laminate flooring, laid seamlessly through to the kitchen/dining area and utility. Double glazed doors through to the kitchen/dining area.

Kitchen/Dining Area 18'10" x 11'8" (max) (5.76 x 3.56 (max))

Contemporary shaker style kitchen fitted with a range of eye and low level units. Granite work surfaces with matching upstands. Under-mounted 1 1/2 bowl sink. Integrated fridge freezer and dishwasher. Cooker and gas hob and stainless steel extractor canopy over and granite splash back. Tiled flooring. Double patio doors opening to the rear. Dining area. Recessed ceiling lighting.



Utility Room 5'10" x 6'1" (max) (1.78 x 1.86 (max))

Fitted to match the kitchen with a range of eye and low level units, laminate work surface with tiled splash back areas. Stainless steel sink. Plumbed for washing machine with space for tumble dryer. Glazed door to kitchen. Tiled flooring.

First Floor

Landing

Large built in airing cupboard. Loft hatch with ladder, providing access to the floored loft space.

Master Bedroom 11'6" x 13'9" (3.53 x 4.2)

Master bedroom with en-suite shower room off. Recessed ceiling lighting.

En Suite 7'2" x 3'3" (2.2 x 1)

Fitted with a shower cubicle, wall mounted wash hand basin and low flush W/C. Tiled floor and splash back areas.

Bedroom 2 10'9" x 10'9" (3.3 x 3.3)

Bedroom 3 8'6" x 7'6" (2.6 x 2.3)

Bathroom 9'7" x 6'11" (2.93 x 2.11)

Fitted with a contemporary suite including a bath with shower over, wash hand basin and low flush W/C. Tiled floor and splash back areas.

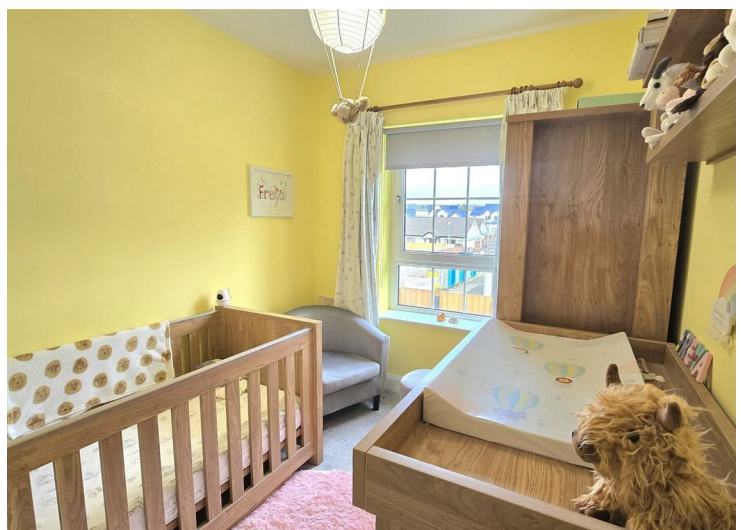
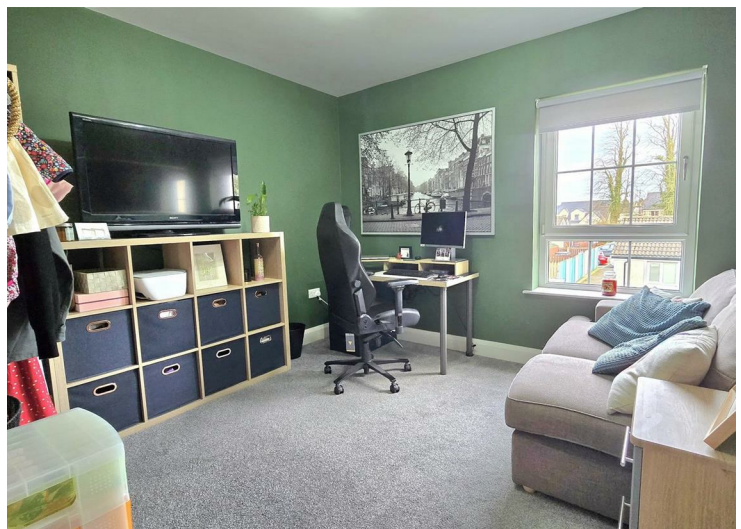
Outside

Front garden, laid in lawn with a tarmac driveway extending to the side.

Back garden enjoying a good degree of privacy, laid in lawn with patio areas finished in paving and a raised decking area to the rear. Garden shed, with a log store to the rear.

Service Charge

Please note the annual service charge for the property for 2024/25 is £189.20.





Floorplan



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 82 |
| (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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