info@country-estates.com www.country-estates.com

30 The Meadow, Antrim, BT41 1EY

PRICE Offers Over £199,950

This is an excellent opportunity to acquire a deceptively spacious three-bedroom semi-detached home, occupying a generous site within a highly sought-after residential location on the outskirts of Antrim town. Ideally positioned close to a wide range of local amenities and transport links, this property will appeal to a variety of purchasers.

The home has been enhanced by a number of quality upgrades, including the installation of internal oak doors, a convenient ground floor W/C, and a luxurious shower room featuring a large corner quadrant enclosure with thermostatic shower.

Externally, the property boasts a generous driveway providing ample parking for multiple vehicles, along with a detached garage complete with plumbing, power, and lighting. The generous front and rear gardens offer excellent outdoor space, with an open aspect to the front overlooking Springfarm Rath, making it ideal for growing families.

Only upon internal inspection can one fully appreciate the quality and space this superb family home has to offer. Early viewing is highly recommended.

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Glengormley
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BT36 5EU
Tel: **(028) 9083 0803**

FEATURES

- Open entrance to Lounge with wood laminate flooring / Staircase to first floor
- Living room 17'8" x 11'1" (max) with feature fireplace with back boiler
- Kitchen with informal dining area / PVC double glazed sliding patio door to rear
- Full range of solid oak 'Shaker' style high and low level units / Complimentary work surfaces
- Ground floor WC
- First floor landing
- Three well proportioned bedrooms
- Luxury shower room featuring a large enclosed shower, fully tiled walls and floors
- PVC double glazed windows and external doors / Oil-fired central heating / Large detached garage with electric roller door, power, plumbing and lighting
- Generous site with substantial parking, large rear garden and open aspect views over Springfarm Rath

ACCOMMODATION

OUTSIDE FRONT

Substantial tarmac drive to side with space for up to 5 cars leading to detached garage.

ENTRANCE HALL

Double glazed composite door to open entrance leading to;

LOUNGE

17'8" x 11'1" (5.390 x 3.388)

Open fire with back boiler, cast iron inset, decorative wooden surround and slate effect tiled hearth. Solid Oak Staircase to first floor with moulded, handrail and turned balustrading. Wood laminate flooring. Single radiator. Arch open to;

KITCHEN WITH INFORMAL DINING

Full range of solid oak shaker style, high and low level kitchen units with complimentary work surfaces and bevered subway style, splashback, tiling. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Integrated four ring halogen hub with hooded overhead extractor fan. Integrated mid level double oven and grill. Space for fridge freezer and washing machine. Wood laminate flooring. Mahogany affect PVC, double glazed, sliding patio door to rear. Single radiator.

GROUND FLOOR WC
Modern white suite prising, a pedestal wash hand basin with chrome 'Monobloc' mixer tap. A low flush push button WC. Partial PVC wall panelling. Wood laminate flooring. Electric meter cupboard.

FIRST FLOOR LANDING
Access to loft. Wood laminate flooring.

BEDROOM 1
11'5" x 10'0" (3.489 x 3.065)
Wood laminate flooring. Single radiator

BEDROOM 2
10'4" x 10'0" (3.169 x 3.057)
Integrated bedroom storage with sliding mirror doors. Single radiator.

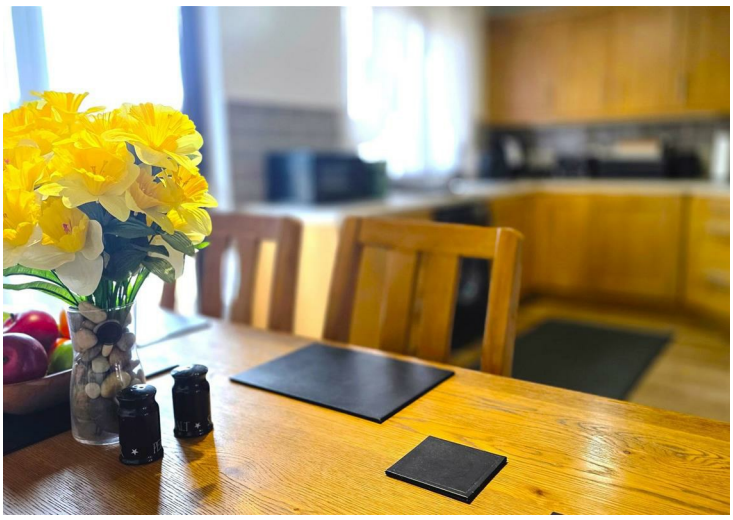
BEDROOM 3
8'5" x 7'3" (2.566 x 2.218)
Integrated over stairs storage. Single radiator.

LUXURY SHOWER ROOM
7'2" x 5'4" (2.186 x 1.644)
Modern white suite comprising a large enclosed shower with feature tiled splashback, 'Redring expressions' electric shower and partially glazed sliding door. A 'Vanity' wash hand basin with chrome 'Monobloc' mixer tap and storage below. A low flush push button WC. Fully tiled walls and fully tiled flooring. Low voltage downlighting. Extractor fan. Designer vertical radiator.

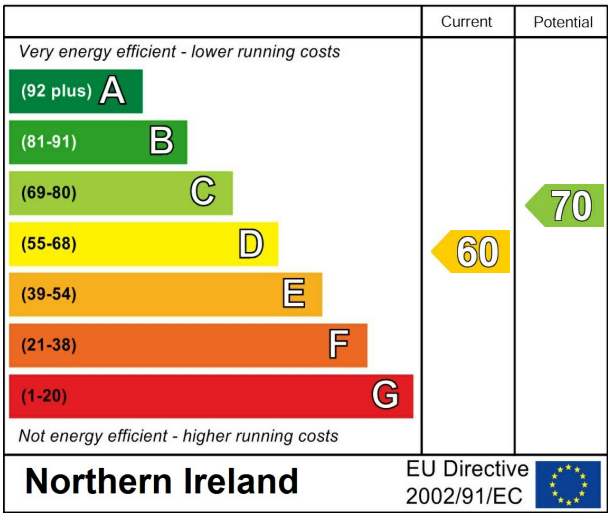
OUTSIDE REAR
Fully enclosed and low maintenance rear garden, offering exceptional privacy. Large paved patio and mixed stone bedding. Paved pathway leading to garden shed and garage. Outside tap and outside lighting. 6 ft timber fencing and double gates to front.

DETACHED GARAGE
20'7" x 9'9" (6.285 x 2.985)
Electric roller door. Power and lighting and low level kitchen units with plumbing and space space for an appliances. Oil fired boiler. Service door to rear.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;
Please note, none of the services or appliances have been tested at this property.
Please also be aware, property boundaries are an estimation and are to be confirmed via your solcitor.



Energy Efficiency Rating



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12 Church Street, Antrim, Co. Antrim, BT41 4BA
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