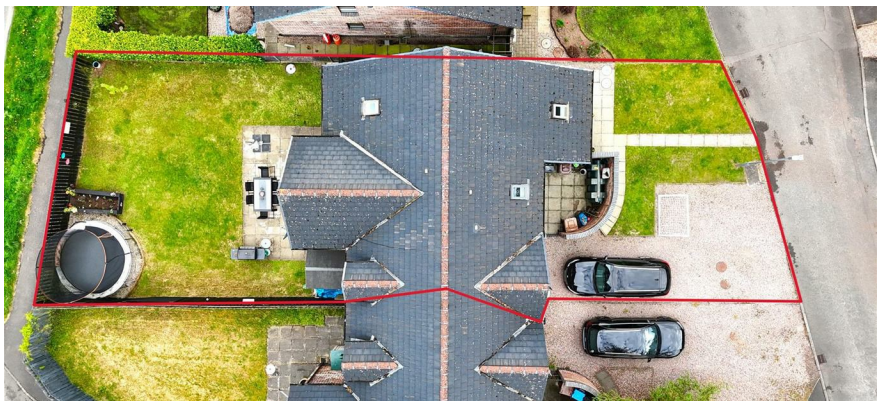
info@country-estates.com www.country-estates.com

2 Greenmill, Antrim, County Antrim, BT41 4SR



PRICE Offers Over £249,950

This is a superb opportunity to purchase a deceptively spacious and exceptionally well presented four bedroom semi-detached house with integral garage occupying a generous site in this sought after residential development on the outskirts of Antrim yet within easy access of all local amenities and transport facilities. Finished to a high standard throughout, the property benefits from two tone 'Shaker' style kitchen units, spacious separate utility room and luxury ground floor W/C while the spacious first floor family bathroom is complimented by stunning four piece suite comprising free standing bath, separate enclosed shower and 'Vanity' sink unit. Four spacious bedrooms to include a principle with ensuite complete the first floor. Outside the integral garage is approached via a stoned driveway with pedestrian access to the large side and rear garden in neat lawn and paved patio. Only on internal inspection can one fully appreciate the quality of this superb family home. Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

FEATURES

- Spacious entrance hall with staircase to first floor / Open to under stairs / Cloaks cupboard and luxury ground floor W/C
- Generous Lounge 22'11" x 11'2" / Solid wood floor / PVC 'French' double glazed doors with sidelights to rear
- Kitchen with informal dining area / Full range of two tone "Shaker" style high and low level units
- Integrated 'Neff' Oven, Hob and Microwave / Integrated fridge freezer and dishwasher
- Utility room with beech "Shaker" style units / Access to;
- Integrated garage with power and lighting
- First floor landing with double doors to hotpress
- Four well proportioned bedrooms / Principle with luxury ensuite shower room
- Four piece family bathroom comprising a free standing bath with feature free standing chrome tap and separate enclosed shower
- PVC double glazed glazed windows / Composite front door and PVC rear Oil-fired central heating / Stoned driveway to front with off-street parking for two cars / Fully enclosed rear garden offering superb privacy

ACCOMMODATION

ENTRANCE HALL
Recently installed double glazed Composite door with sidelight to a large and welcoming entrance hall. Staircase to first floor with moulded handrail and turned ballustrating. Understairs storage inset. Porcelain tiled flooring. Velux skylight. Cloaks cupboard. Broadband points. Alarm keypad. Double radiator.

LOUNGE
22'11" x 11'2" (6.992 x 3.419)
Feature 'Herringbone' wood laminate flooring. TV points. Double glazed PVC 'French' patio doors with sidelights to rear. Single radiator.

KITCHEN WITH INFORMAL DINING
15'3" x 9'6" (4.650 x 2.910)
Full range of two tone "Shaker" style, high and low level kitchen units with contrasting work surfaces. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Display cabinet. Integrated four ring "Neff" halogen hob with stainless steel at pyramid style overhead extractor fan. A "Neff" low level oven and grill. Integrated "Neff" microwave. Space for a dish washer. Recessed spot lighting. Porcelain tiled flooring. Double radiator.

UTILITY ROOM
11'2" x 7'3" (3.404 x 2.216)
Range of solid wood, beech low level kitchen units with complimentary work services, and splash back tiling. Single drainer stainless steel sink unit with chrome mixer tap. Space for fridge freezer, washing machine and tumble dryer. Porcelain tiled flooring. Single radiator. Service door to;

INTEGRATED GARAGE
22'9" x 9'8" (6.950 x 2.947)
Up and over door. Power and lighting. Oil fired boiler.

GROUND FLOOR WC
Modern white suite comprising a 'Vanity' wash hand basin with feature "monobloc" chrome mixer tap and storage below, attached low flush push button WC. Feature tiled wall. Fully tiled floor and tiled skirting. Feature vertical radiator. Recessed low voltage downlighting.

FIRST FLOOR LANDING
Access to fully floored loft with pull down ladder and lighting. Hot press with insulated copper cylinder and shelving.

BEDROOM 1
18'3" x 11'3" (5.568 x 3.436)
(max) Recessed spot lighting. Views towards surrounding countyside. Double radiator.

ENSUITE
Luxury ensuite, comprising a fully include closed quadrant shower with featured tiled splash back and partially glazed sliding door. 'Vanity' wash hand basin with chrome 'monobloc' mixer tap and storage below. Low flush push button WC. A fully tiled floor and tiled skirting. Recessed low voltage downlighting. Feature extractor fan. Vertical radiator.

BEDROOM 2
11'7" x 10'2" (3.548 x 3.121)
Views over surrounding countryside. Single radiator.

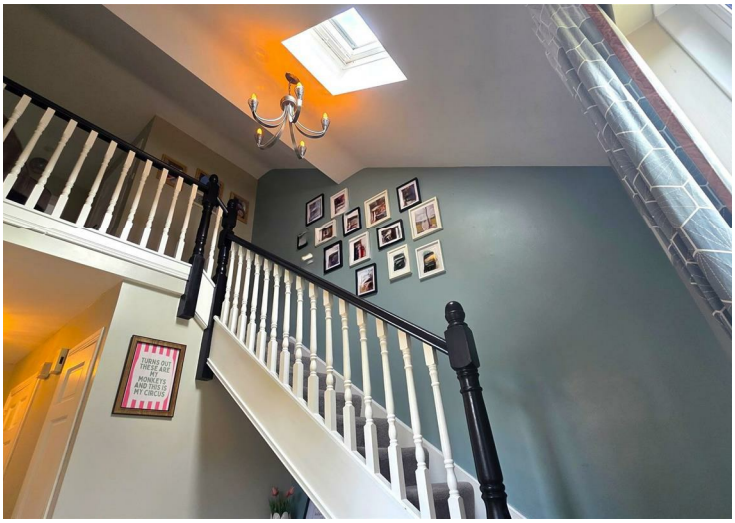
BEDROOM 3
10'3" x 10'4" (3.127 x 3.161)
Wood laminate flooring. Single radiator.

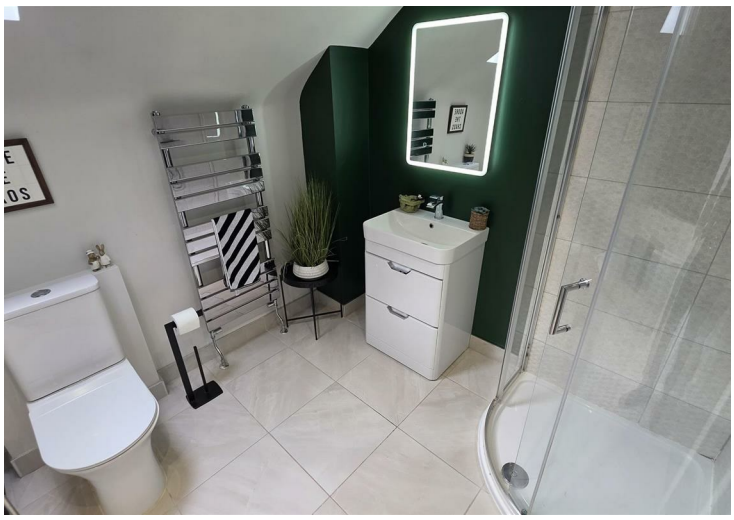
BEDROOM 4
10'6" x 9'7" (3.204 x 2.927)
Integrated storage cupboard. 'Velux' skylight. Single radiator.

FAMILY BATHROOM
11'1" x 7'7" (3.382 x 2.321)
Modern white luxury four piece suite comprising a free standing bath with free standing feature chrome, mixer tap and hand held pencil shower attachment. Enclosed corner quadrant shower with feature tiled splash back, drench held shower head, secondary attachment and partially glazed sliding door. Vanity, wash hand basin with feature chrome "Monobloc" mixer tap, storage below and LED Back light touch mirror above. Low flush push button WC. Fully tiled floor and tiled skirting. Feature chrome towel radiator. Skylight.

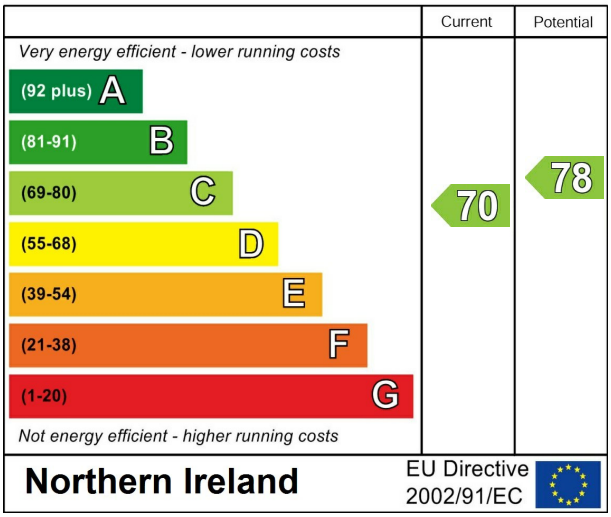
OUTSIDE
Fully enclosed rear garden, with six foot timber fencing and pedestrian gate to front. Large paved patio. Neat lawn. Outside tap. Outside twin wall lights. Concrete and paved dog run to gable side.
Gravel drive with space for two cars to front. Outside lighting. Brick built enclosed bin area.

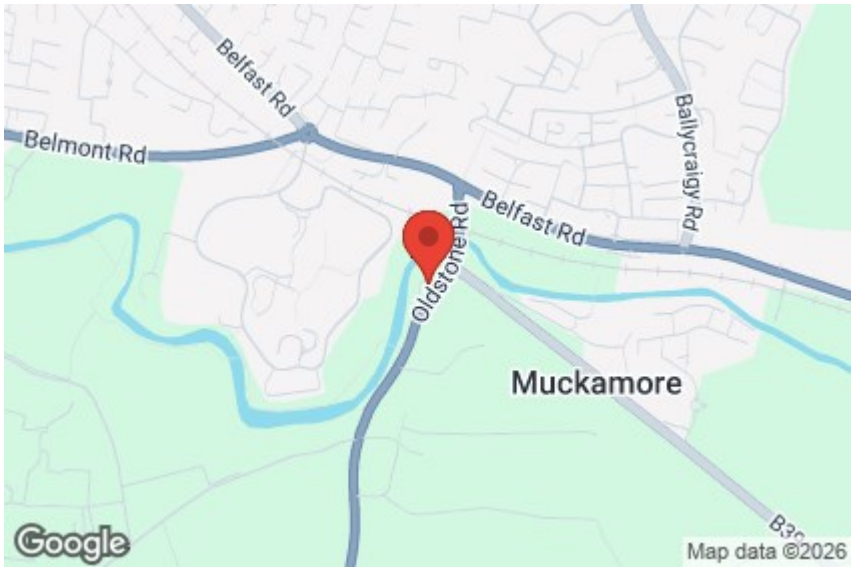
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;
Please note, none of the services or appliances have been tested at this property.
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





Energy Efficiency Rating





Mortgage IQ

Talk to one of our advisers today

12 Church Street, Antrim,Co. Antrim, BT41 4BA
T: 028 9417 0000
E: antrim@mortgageIQ.co.uk

WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:
These particulars do not constitute any part of an offer or contract
All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor
None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact
Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars
The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

PRS Property Redress Scheme