

39 Carnbeg Green, Antrim, County Antrim, BT41 4RF



PRICE Offers Over £229,950

We are delighted to offer for sale this well presented three bedroom detached house occupying a superb site in this sought after residential development on the outskirts of Antrim town yet within easy access of most local amenities including The Junction retail and food outlet and the M2 motorway at Dunsilly. Finished to a high standard both inside and out, this well appointed property benefits from ground floor W/C, generous living room with feature fireplace, kitchen with informal dining, utility room and three well proportioned bedrooms to include master with ensuite shower room. Well positioned within this much sought after development this property benefits from a generous rear garden with feature patio and generous driveway to the rear with space for up to three cars. Only on full internal inspection can one begin to appreciate the quality of this superb family home.

Early viewing strongly recommended.

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



FEATURES

- Entrance hall with wood laminate flooring / Staircase to first floor / Ground floor W/C
- Living room 14'3" x 12'0" with feature open fireplace and feature bay window
- Kitchen with informal dining / PVC double glazed French doors to rear
- Full range of Country style high and low level kitchen units / Integrated oven, hob, fridge freezer and dishwasher
- Separate utility room with matching kitchen units and space for washing machine
- First floor landing
- Three well proportioned bedrooms / Master with ensuite shower room
- Family bathroom with modern white suite to include double ended bath with shower over
- Double glazed windows and external doors / Gas-fired central heating / Timber shed with power included
- Perfect opportunity for first time buyers and families alike

ACCOMMODATION

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Tarmac drive with space for up to three cars. 6Ft timber pedestrian gate to rear garden.

OUTSIDE FRONT

Neat lawns and paved pathway to front door. Outside light.

ENTRANCE HALL

PVC double glazed door to welcoming entrance hall. Staircase to first floor with moulded handrail and turned balustrading. Wood laminate flooring. Double radiator.

GROUND FLOOR WC

Modern white suite comprising a pedestal wash hand basin with 'monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Extractor fan. Fully tiled floor. Single radiator.

LIVING ROOM

14'3" x 12'0" (4.355 x 3.682)

Feature electric fireplace with granite surround, mantle and heath. Feature bay window. Low voltage downlights. Wood laminate flooring. Double radiator.

KITCHEN / INFORMAL DINING AREA

15'10" x 14'4" (4.850 x 4.379)

Full range of cream high and low level 'Country style' kitchen units with 'butcher bloc' worktops and complimentary splashback tiling. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring halogen hob with stainless steel pyramid style overhead extractor fan. Low level combination oven and grill, Fridge freezer and dishwasher. Over counter lighting. Low voltage downlights. Feature bay window. Fully tiled floor. One single and one double radiator.

UTILITY ROOM

6'9" x 5'7" (2.062 x 1.704)

Matching high and low level kitchen units. Single drainer stainless steel sink unit with chrome mixer tap. Space for washing machine. Recently installed 'Worcester' combi gas boiler. Fully tiled floor. Extractor fan. PVC double glazed door to the rear garden. Single radiator.

FIRST FLOOR LANDING

Access to loft. Gable window. Storage cupboard. Single radiator.

BEDROOM 1

14'3" x 10'0" (at max) (4.353 x 3.071 (at max))

Wood laminate flooring. Double radiator.

EN-SUITE

Modern white suite comprising a wall to wall enclosed shower unit with mains shower, fully tiled walls and partially glazed folding door. Pedestal wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Extractor fan. Fully tiled floor. Gable window. Chrome towel radiator.

BEDROOM 2

11'9" x 10'0" (at max) (3.604 x 3.054 (at max))

Wood laminate flooring. Double radiator.

BEDROOM 3

9'9" x 9'8" (at max) (2.984 x 2.969 (at max))

Wood laminate flooring. Double radiator.

BATHROOM

10'0" x 9'10" (3.059 x 3.001)

Modern white suite comprising a double ended panel bath with chrome mixer tap, shower attachment and splashback tiling. Pedestal wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Over stairs storage cupboard. Extractor fan. Fully tiled floor. Chrome towel radiator.

REAR GARDEN

Fully enclosed rear garden comprising a large paved patio, neat lawn and 6ft timber fencing and red brick walling. Timber built shed with power included. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

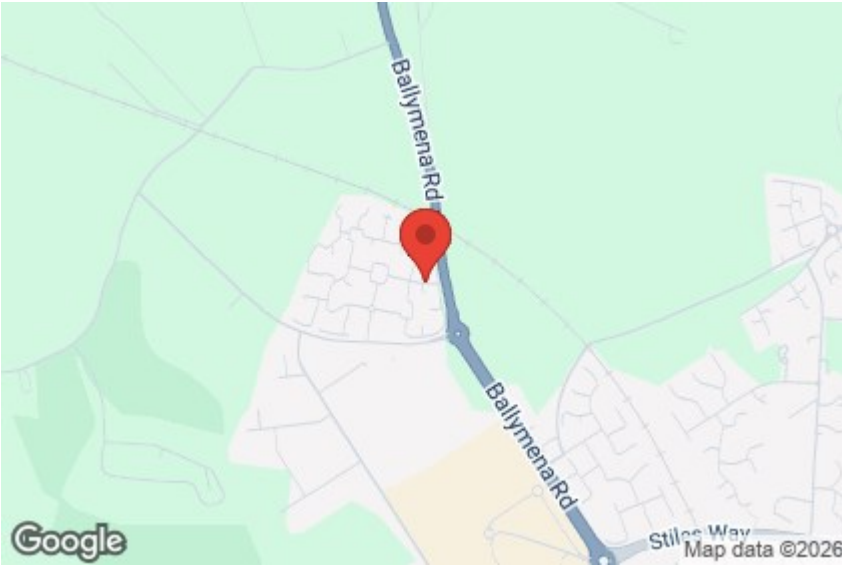
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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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