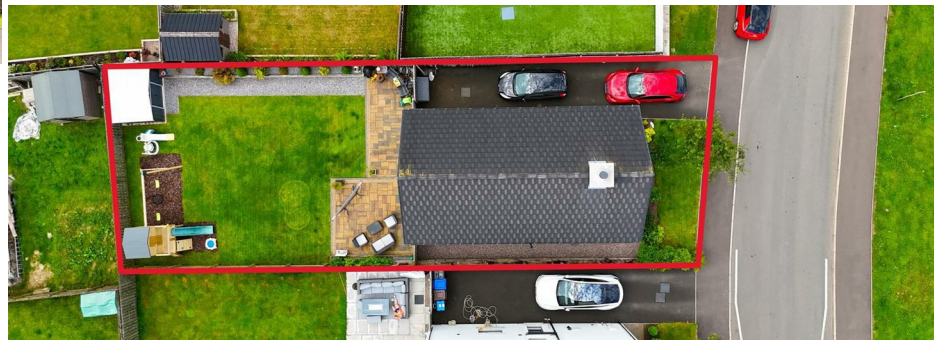


1 Oakwood Ave, Antrim, Country Antrim, BT41 2FT



**PRICE Offers Over
£299,950**



This is a superb opportunity for those wishing to purchase a beautifully presented four bed detached house in this sought after residential development on the outskirts of Antrim town yet within easy access of all local amenities and transport facilities. Finished to an exceptionally high standard throughout, this stunning property extends to circa 1,408sq.ft. and occupies a generous site with open aspect to the front and superb sun orientation. With generous entrance hall opening to a substantial lounge complete with dual aspect windows and Inglenook style fireplace and multi fuel stove, this property also boasts a large open plan kitchen with informal dining area and adjoining living space ensuring that the "hub of the house" is large enough to accommodate even the biggest gathering. In addition to the spacious kitchen with contemporary style light grey units, large contrasting kitchen island and full range of integrated appliances the property also benefits from a utility room together with a large ensuite to the Principal bedroom making this the ideal family home. The feature window to the master bedroom provides views toward the green area to the front while the ensuite shower room and luxury bathroom can more than adequately cater for anything the modern family want to throw at them. With four bedrooms and a spacious, fully enclosed low maintenance rear garden, this property is likely to appeal to the most discerning of purchasers.

Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

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

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



FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor W/C with modern white suite
- Lounge 15'3" x 12'0" with dual aspect windows and "Inglenook" style fireplace and multi fuel stove
- Open plan kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of grey coloured "Shaker" style high and low level units / Large contrasting kitchen island / Integrated gas hob, electric oven, fridge, freezer and dishwasher
- Utility room with matching light grey "Shaker" style high and low level units / Plumbed for washing machine and space for dryer
- Four well proportioned bedrooms / Principal with luxury ensuite shower room
- Family bathroom with double ended bath and separate, large shower cubicle
- Gas fired central heating / PVC double glazed windows / Security alarm / Fetaure stone walling
- Tarmac drive with parking for three cars / Space for garage / Fully enclosed spacious garden to rear with excellent sun orientation
- Superb opportunity for young and growing families alike

ACCOMMODATION

ENTRANCE HALL

Composite door with sidelights to wide and spacious entrance hall with fully tiled flooring. Staircase to first floor with moulded handrail and turned balustrading. Understairs storage cupboard. Single radiator.

GROUND FLOOR WC

Modern white suite comprising a pedestal corner wash hand basin with chrome 'Monobloc' mixer tap and tiled splashback. A low flush push button WC. Fully tiled floor. Gable window. Single radiator.

FAMILY LOUNGE

15'3" x 12'0" (4.65m x 3.66m)

Feature 'Inglenook' with multi fuel glass fronted stove and granite tiled hearth. Television and broadband points. Dual aspect windows. Picture window overlooking open grass area to front. Double radiator.

KITCHEN WITH INFORMAL DINING

19'3" x 20'6" (at max) (5.89m x 6.25m (at max))

Full range of high and low level, low profile mid grey 'Shaker' style kitchen units with complementary work surfaces and subway style splashback tiling. Over counter LED down lighting. Large contrasting kitchen island providing additional storage and breakfast bar style seating. One and one quarter bowl ceramic sink unit with chrome mixer, shower tap. Integrated appliances to include a four ring gas hob with stainless steel pyramid style, overhead extractor fan and a low level combination oven and grill. Fridge freezer. Dishwasher. Fully tiled flooring. Low voltage down lighting. Television and broadband points. Dual aspect windows. Double radiator. PVC Anthracite 'French' patio doors to rear.

UTILITY ROOM

Matching low level kitchen units and matching work surfaces and splashback tiling. Single drainer, stainless steel sink unit with chrome mixer tap. Integrated gas combi boiler. Space for a washing machine and tumble dryer. Extractor fan. Anthracite PVC double glazed door to rear.

FIRST FLOOR LANDING

Access to partially floored loft with drop down the ladder and light. Linen cupboard with shelving. Gable window.

PRINCIPAL BEDROOM

12'7" x 12'0" (3.84m x 3.66m)

Large picture window overlooking green area to front with feature wrought iron railings. Double radiator. Door to;

ENSUITE

Spacious luxury modern ensuite comprising a large wall to wall fully enclosed shower with fully tiled splashback and partially glazed sliding door. A pedestal wash on basin with 'Monobloc' chrome mixer tap and tiled splashback. A low flush push button WC. Fully tiled flooring. Low voltage down lighting. Extractor fan. Single radiator.

BEDROOM 2

11'11" x 8'11" (3.63m x 2.72m)

Feature wrought iron railing to window. Single radiator.

BEDROOM 3

11'11" x 9'11" (at max) (3.63m x 3.02m (at max))

Feature wrought iron railing to window. Single radiator.

BEDROOM 4

8'10" x 6'11" (2.69m x 2.11m)

Feature wrought iron railing to window overlooking green area to front. Single radiator.

FAMILY BATHROOM

9'2" x 8'10" (2.79m x 2.69m)

Modern white four piece suite comprising a double ended panel bath with feature chrome mixer tap and tiled splashback. A wall to wall fully enclosed shower with fully tiled splashback and partially glazed door. Half pedestal wash hand basin with chrome 'Monobloc' mixer tap and tiled splashback. Low flush push button WC. Low voltage down lighting. Fully tiled flooring. Extractor fan. Gable window. Double radiator.

OUTSIDE

A generous fully enclosed spacious rear garden, offering superb sun orientation and extensive landscaping. Large neat lawn. Recently installed large paved patio. Stone pathway with raised stone flower bedding with a range of specimen trees leading to rear of garden with base concrete base for large storage shed. Timber built child play area can be discussed as an additional purchase. Six foot timber fencing and pedestrian gate to front. Outside tap and outside lighting.

To the front a neat lawn and tarmac drive to side with space for off-street parking for up to three cars. Outside lighting.

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

	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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