

14 Greenview Place, Antrim, County Antrim, BT41 4EP



**PRICE Offers Over
£124,950**

This is a superb opportunity to purchase a well presented and deceptively spacious three bedroom end terraced house occupying a prime, slightly elevated position in this sought after residential area on the outskirts of Antrim town within easy access of all local amenities and transport facilities. Finished to a good standard throughout and benefiting from an ensuite shower room to the master bedroom, gas fired central heating and PVC double glazed windows and external doors, this property is ideally suited to first time buyers and those with a young family who will enjoy the spacious gardens to the front and side together with the fully enclosed rear yard and communal open space to the side.
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

- Entrance hall with wood laminate floor / Staircase to first floor
- Living room 15'10 x 10'10 with "Inglenook" style fireplace and inset cast iron stove
- Kitchen with informal dining area
- Full range of hand painted high and low level units / Solid wood worksurfaces
- Integrated oven, hob and slimline dishwasher
- First floor landing with fixed staircase to partially floored attic
- Three well proportioned bedrooms / Master with ensuite shower room
- Bathroom with white suite to include panel bath with mixer taps and shower attachment
- PVC double glazed windows and external doors / Gas fired central heating
- Generous corner site with neat well maintained gardens to front and side / Fully enclosed and private rear garden in patio and low maintenance displays

ACCOMMODATION

PVC entrance door with double glazed and leaded port light to:

ENTRANCE HALL

Wood laminate floor. Single radiator. Stair case to first floor with mahogany floor and fluted balustrade.

LIVING ROOM

15'10 x 10'10 (4.83m x 3.30m)

Open Inglenook style fire place with solid oak beam and inset cast iron multi solid fuel stove. Slate tiled hearth. Wood laminate floor. Dual aspect windows. Double radiator.

KITCHEN WITH INFORMAL DINING

15'11 x 11'10 (4.85m x 3.61m)

(max). Full range of hand painted oak high and low level units with glazed displays and solid wood work surfaces. Shallow "Belfast" style sink with feature mixer taps. Integrated four ring halogen hob with feature over head extractor. Low level combination oven and grill. Slimline dish washer. Space for fridge. Under unit lighting. Wood laminate. Built-in bench seat with pull out wicker baskets. PVC double glazed and leaded glass door to rear. Low voltage down lights. Under stair storage and cloaks. Double radiator.

FIRST FLOOR LANDING

Over stair storage. Access to loft via fixed stair case.

BEDROOM 1

15'10 x 8'6 (4.83m x 2.59m)

Wood laminate floor. Book recess to bed head. Double radiator.

ENSUITE

Modern white suite comprising low flush W/C and pedestal wash hand basin. Fully tiled shower cubicle with "Grohe" electric shower unit. Pivot and slide door. Part tiled walls. Part wood strip walls. Extractor fan.

BEDROOM 2

8'7 x 8'2 (2.62m x 2.49m)

Single radiator.

BEDROOM 3

8'7 x 7'6 (2.62m x 2.29m)

Single radiator.

BATHROOM

Panelled bath with mixer taps and shower attachment. Push button low flush W/C and part wood strip walls. Single radiator.

OUTSIDE

Timber pedestrian gate to tarmac path way. Generous garden to front and side in neat lawn and low level fencing. Paved patio and path. Timber pedestrian gate to:

Fully enclosed garden to rear in paved patio. 6Ft. walls. Timber planter and storage box. Stoned display area. Outside tap and light.

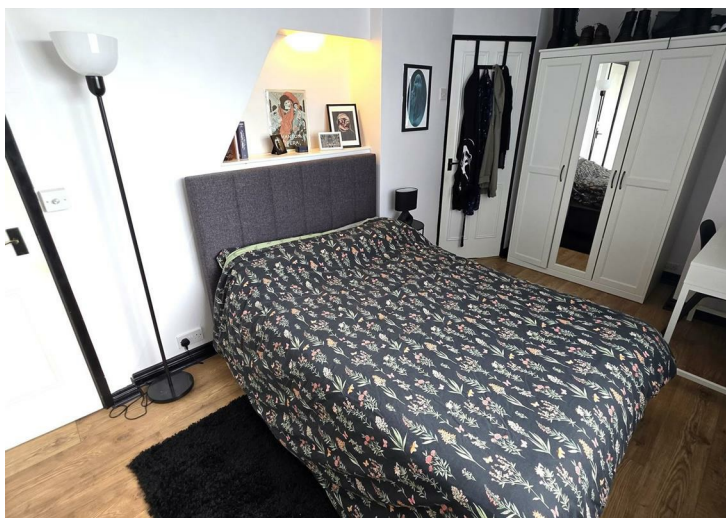
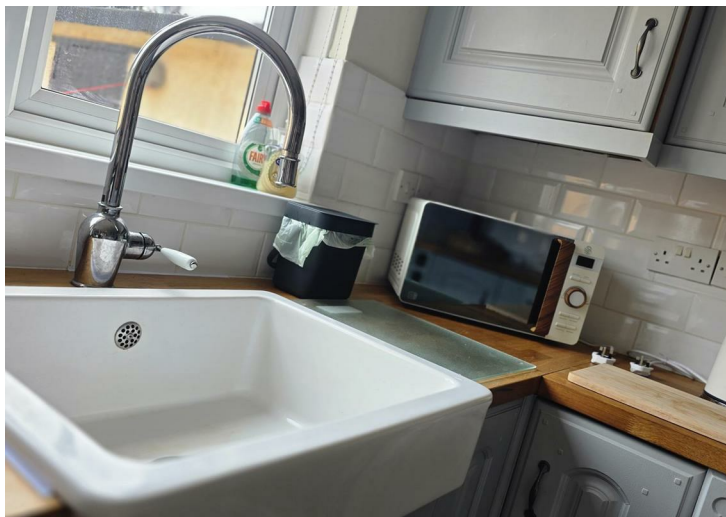
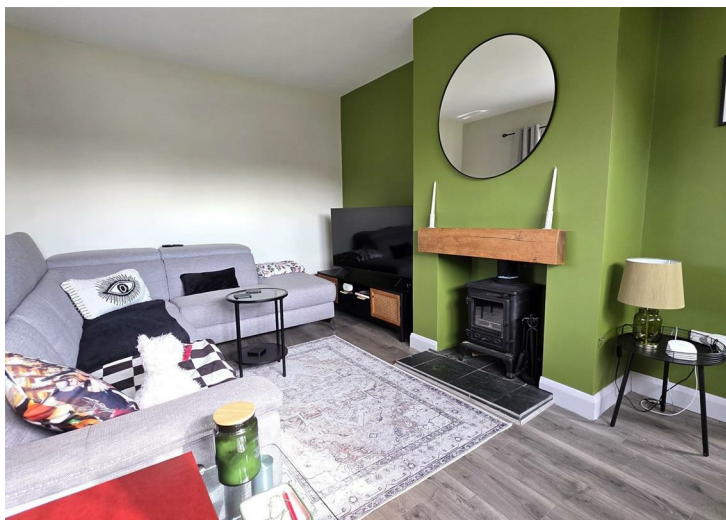
BRICK SHED

10'1 x 5 (3.07m x 1.52m)

Plumbed for washing machine. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

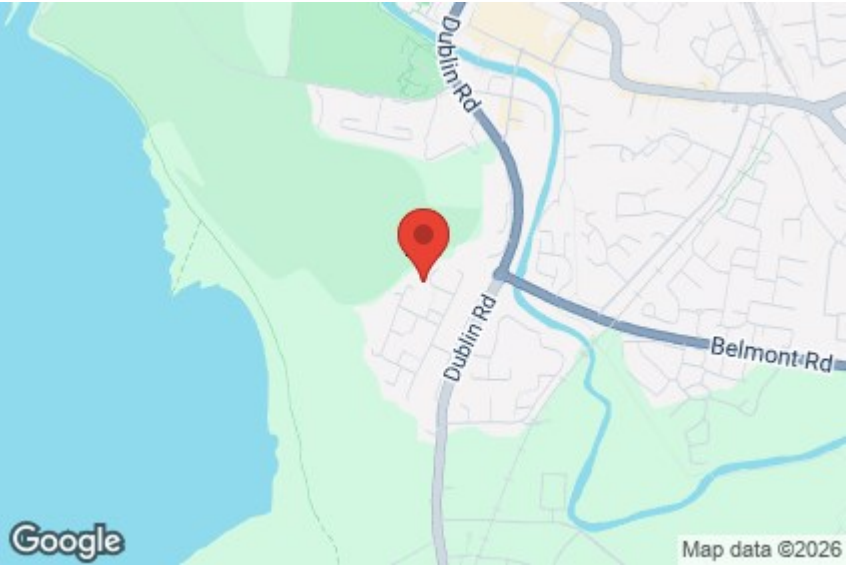
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	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	



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

IQ

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.