

## 93 Brantwood Gardens, Antrim, BT41 1HR



**PRICE Offers Over  
£189,950**



We are delighted to offer for sale 93 Brantwood Gardens. Occupying a generous corner site with beautifully mature gardens, this three-bedroom home offers spacious, flexible accommodation in a highly desirable setting. The property features a bright lounge with picture window, a modern shaker-style fitted kitchen with integrated appliances, a practical utility room and a ground floor shower room, making it ideal for modern family living.

Upstairs, there are three well-proportioned bedrooms and a contemporary shower room with easy-access shower. Additional benefits include a useful integrated garage providing excellent storage or potential for a home office, generous built-in storage throughout the home, oil-fired central heating and PVC double glazing.

Externally, the property enjoys extensive wraparound gardens with a paved patio, mature trees, colourful planting, a spacious driveway providing ample off-street parking and a private, enclosed rear garden—perfect for relaxing or entertaining.

Combining generous outdoor space with versatile accommodation, this attractive home is sure to appeal to a wide range of purchasers.

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## FEATURES

- Entrance hall with wood laminate flooring / Large cloaks cupboard / Staircase to first floor
- Living room 17'3" x 11'4" with feature picture window
- Kitchen with a range of double 'Shaker' high and low level units / Separate dining room
- Integrated oven, gas hob and dishwasher / Utility room plumbed for washing machine / Ground floor shower room with modern white suite
- Integrated garage with power and lighting
- Three well proportioned bedrooms
- Easy access shower room to the first floor
- PVC double glazed windows and external doors / Oil-fired central heating
- Spacious corner site with well maintained gardens to the front side and rear
- Superb opportunity for first time buyers and young families alike

## ACCOMMODATION

### ENTRANCE HALL

PVC double glazed door to entrance with wood laminate flooring. Staircase to first floor with handrail on either side. Large walk in storage cupboard. Single radiator.

### LOUNGE

**17'3" x 11'4" (5.269 x 3.473)**

(max) Wood laminate flooring. Large picture window. Large understairs storage cupboard. Television points. Double radiator.

### KITCHEN

**10'4" x 10'11" (3.174 x 3.350)**

(max) Full range of double 'Shaker' style high and low level kitchen units with complimentary work surfaces and bevelled subway style splash back tiling. Display cabinets. Over counter lighting. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a five ring gas hob with stainless steel and glass overhead extractor fan and a low level combination oven and grill. Integrated dishwasher. Larder cupboard with shelving. Fully tiled flooring. Double radiator.

### DINING ROOM

Wood laminate flooring. Double radiator.

### REAR HALL

Access to garage. Fully tiled floor. PVC double glazed door to rear. Double radiator.

## UTILITY

High level kitchen units with contrasting work surfaces.  
Plumbed for washing machine. And space for fridge freezer.

## SHOWER ROOM

Modern white suite, comprising a quadrant enclosed shower with 'Triton Ivory' electric shower and partially glazed sliding door. A pedestal wash on basin with chrome 'Monobloc' mixer tap. A low flush push button WC. Fully tiled walls. Anti slip flooring. Extractor fan. Chrome towel radiator.

## BEDROOM 1

4.066 x 2.680

Single radiator.

## BEDROOM 2

3.545 x 3.182

(max) Single radiator.

## BEDROOM 3

2.519 x 1.972

Bedroom storage inset. Wood laminate flooring. Single radiator.

## SHOWER ROOM

2.066 x 1.671

Modern white suite comprising a easy access shower with 'Redring Expressions' electric shower. A pedestal wash hand basin with feature chrome 'Monobloc' mixer tap. A low flush push button WC with connected spray Douche. Fully tiled walls and anti slip flooring. Extractor fan. Chrome towel radiator.

## GARAGE

2.880 x 3.694

Power and lighting. With stud wall partition.

## OUTSIDE

Occupying a generous corner site, this attractive home is set within mature, beautifully maintained gardens that wrap around the property, offering excellent privacy and an abundance of outdoor space. To the front, a spacious driveway provides ample off-street parking, complemented by neat lawns, colourful planted borders and established hedging.

The partially enclosed rear and side gardens are laid mainly in lawn. A paved patio adjoins the property. The gardens are enhanced by a variety of mature trees, shrubs and well-stocked flower beds, while perimeter hedging and fencing provide a privacy. An outside tap and lighting complete this impressive external space.

## 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 confirmed via your solicitor.



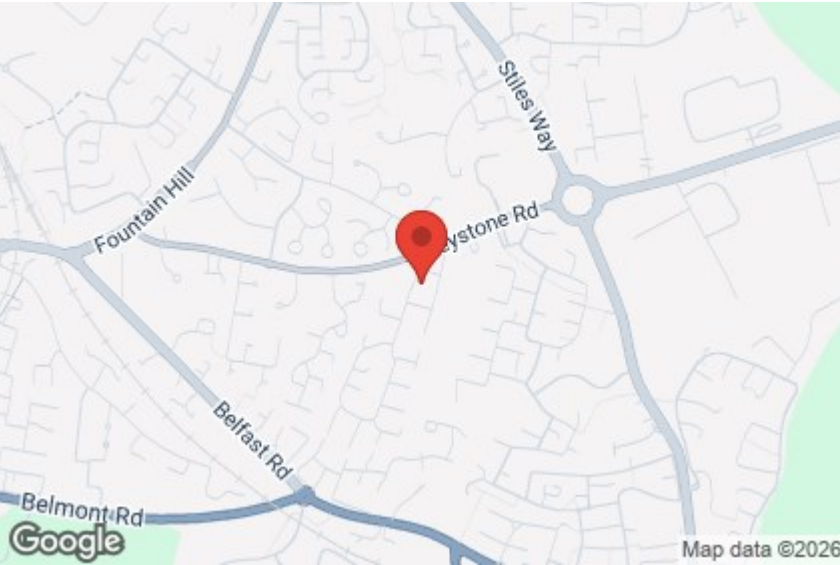


Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 55      | 69        |
| (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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