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95 Parklands, Antrim, County Antrim, BT41 4NJ



PRICE Offers Over £269,950

We are delighted to offer for sale 95 Parklands. This detached chalet bungalow offers spacious adaptable family accommodation with the option of three or four bedrooms to include ground floor bedroom with access to separate W/C. Situated in the ever popular Parklands development close to Antrim town centre where all local amenities and transport facilities are readily accessible. The property benefits from a modern fully fitted kitchen, separate utility, three generous bedrooms to the first floor to include Principal with luxury ensuite, extensive tarmac driveway with access to detached garage and fully enclosed rear garden. Likely to appeal to even the most discerning of purchasers, early viewing strongly recommended.



FEATURES

- Entrance hall with tiled floor and staircase to first floor
- Ground floor W/C
- Lounge with feature fireplace / French doors to;
- Dining room with double glazed 'French' patio doors to rear
- Kitchen with full range of white contemporary style high and low level units / Integrated oven, hob, fridge freezer and dishwasher
- Utility room with matching kitchen units
- Ground floor Bedroom or second reception with wood laminate flooring
- Three first floor bedrooms / Principal with luxury ensuite
- Modern white bathroom suite
- PVC double glazed windows / Oil-fired central heating / Detached garage

ACCOMMODATION

ENTRANCE HALL
PVC double glazed door with sidelight to entrance leading to staircase to first floor with moulded handrail and turned balustrading. Wood laminate flooring. Single radiator. Open to under stair storage.

GROUND FLOOR W.C
White suite comprising a low flush WC. Wall mounted wash hand basin with stainless steel hot and cold taps and tiled splashback. Fully tiled to flooring and tiled skirting. Chrome towel radiator.

KITCHEN WITH INFORMAL DINING
11'8" x 9'6" (3.58 x 2.90)
Fully fitted white contemporary style handle less high and low level kitchen units with contrasting work surfaces and upstands. One and one quarter bowl 'Caroon Phoenix' sink unit with chrome mixer tap. Integrated appliances to include a five ring halogen hob with glass splashback and stainless steel and glass overhead extractor fan. A low level combination of oven and grill. Fridge freezer and Dishwasher. Breakfast bar with additional storage. Integrated wine racks. Fully tiled floor and tiled skirting. Low voltage down lighting . Single radiator. Glass panel door to;

UTILITY ROOM
7'6" x 5'4" (2.29 x 1.63)
Range of matching high and low level kitchen units with matching work surfaces. Single drainer 'Carron Phoenix' sink unit with chrome mixer tap. Large larder cupboard. Space for washing machine. Fully tiled floor and tiled skirting. PVC double glazed door to rear.

DINING ROOM
11'8" x 9'6" (3.58 x 2.90)
PVC double glazed 'French' patio doors to rear. Single radiator. Wood laminate floor. Hardwood eight pane bevelled glass French doors to:



LOUNGE
19'10" x 11'8" (6.05 x 3.58)
(Into bay). Open fire with ornate wooden surround, tiled inset and hearth. Back boiler. Wood laminate floor. Double radiator and single radiator.



FAMILY ROOM/ BEDROOM
12'7" x 10'5" (3.86 x 3.18)
Single radiator. Dual aspect windows. Wood laminate floor.

FIRST FLOOR LANDING
Access to partially floored loft with drop down ladder. Hotpress with copper cylinder and 'Willis' type immersion heater, shelving above.

PRICIPAL BEDROOM
15'3" x 10'5" (4.65 x 3.18)
(max) include wardrobe with sliding doors. Access to eaves. Single radiator. Door to;

ENSUITE
Modern white suite comprising an enclosed shower with main shower, PVC panelled splashback and partially glazed door. A pedestal wash hand basin with chrome hot and cold taps. A low flush push button WC. Storage inset. Skylight. Fully tiled floor. Extractor fan. Low voltage downlighting. Chrome towel radiator.



BEDROOM 2
11'8" x 11'8" (3.58 x 3.58)
Max) Access to under eaves storage. Gable window. Wood laminate flooring. Single radiator,

BEDROOM 3
11'8" x 8'5" (3.58 x 2.59)
Access to under eaves storage. Gable window. Wood laminate floor. Single radiator.

FAMILY BATHROOM
Luxury white suite comprising a panel bath with mains shower over featuring a 'Drench' shower head, secondary attachment and partially glazed screen. A 'Vanity' wash hand basin with black 'Monobloc' Mixer tap and storage below. A low flush push button WC. PVC panelled walls. Low voltage downlighting. Extractor fan. Black towel radiator.



DETACHED GARAGE
Tarmac drive way to detached garage 18'5 x 10'11 with Up and over door, oil fired boiler, power and light. Service door to rear garden.

OUTSIDE
Fully enclosed rear garden, with six foot timber fencing and pedestrian gate to front. Paved to patio and mixed stone bedding. Well stocked flower bedding and specimen trees. Neat lawn. PVC oil tank. Outside tap and outside lighting

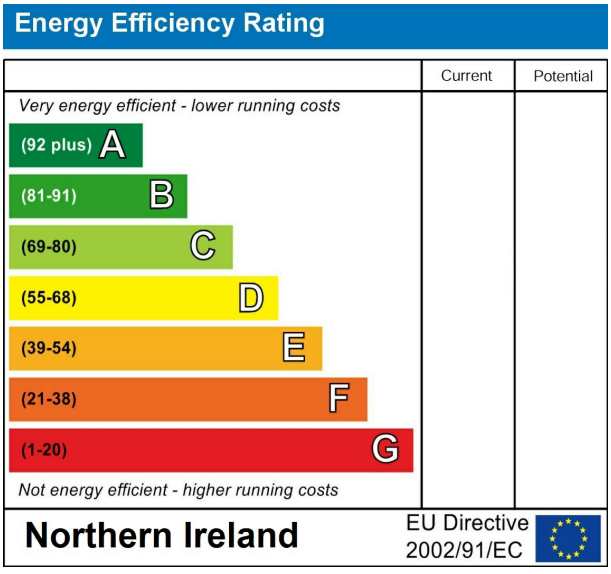
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;
Please note, none of the services or appliances have been tested at this property.













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