

99 Parklands, Antrim, County Antrim, BT41 4NJ



PRICE Offers Over £289,950

We are delighted to offer the opportunity to purchase this attractive and spacious detached residence located on a prime site within an ever popular residential development and in close proximity to local amenities, public transport routes and main commuter networks. This well presented property benefits from four spacious bedrooms (to include principal with ensuite), a family bathroom, generous lounge with feature fireplace and fully fitted kitchen with integrated oven and hob. With the dwelling further boasting a utility room, driveway with space for parking multiple vehicles, a detached garage and extensive, beautifully landscaped gardens, we recommend internal viewing to fully appreciate the extent of this exquisite property.

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

- Attractive and spacious detached residence which is located on a prime site within an ever popular residential development
- Close proximity to local amenities, public transport routes and main commuter networks
- Generous lounge with feature fireplace
- Fully fitted kitchen with range of cream coloured "Shaker" style high and low level units / Integrated oven and hob
- Dining room/ Bedroom 4
- Three further spacious bedrooms (principal with ensuite)
- Family bathroom with three piece suite
- Utility room
- Driveway with space for parking several vehicles leading to a detached garage
- Extensive and beautifully landscaped gardens

ACCOMMODATION

New composite two coloured entrance door with double glazed insets and matching sidelights to;

ENTRANCE HALL

Cloaks cupboard. Hotpress with insulated copper cylinder and shelving, light and alarm panel. Two single radiators. Access to loft.

LOUNGE

19'5" x 12'2" (5.92m x 3.71m)

(into bay) Open fire with painted surround and granite & tiled inset and hearth. Double radiator.

DINING ROOM / BEDROOM 4

11'1" x 9'8" (3.38 x 2.97)

Double radiator.

KITCHEN

11'0" x 9'9" (3.37 x 2.99)

Fully range of cream coloured "Shaker" style high and low level units with complimentary work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated four ring halogen hob with pull out extractor canopy above. Low level combination oven and grill. Space for fridge freezer. Fully tiled floor and part tiled walls to work surfaces. Single radiator. Access to;

UTILITY ROOM

8'2" x 5'2" (2.50 x 1.60)

Range of cream coloured high and low level units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine and space for tumble dryer. Fully tiled floor and part tiled walls. Single radiator. PVC double glazed door to rear.

BEDROOM 1

12'5" x 11'4" (3.79 x 3.47)

Full wall of built-in wardrobes with integrated hanging space and shelving. Vanity recess with inset drawers and mirror above. Single radiator.

ENSUITE

6'9" x 4'6" (2.07 x 1.38)

Modern white "Victorian" style three piece suite comprising low flush W/C, pedestal wash hand basin and fully tiled quadrant shower enclosure with 'Aqualisa' electric shower unit. Lino flooring and fully tiled walls. Extractor fan. Polished chrome heated towel rail.

BEDROOM 2

11'5" x 9'9" (3.49 x 2.98)

Single radiator.

BEDROOM 3

10'1" x 10'1" (3.08 x 3.08)

Single radiator.

BATHROOM

6'9" x 6'5" (2.07 x 1.97)

White three piece suite comprising low flush W/C, pedestal wash hand basin and panel bath. Fully tiled floor and half tiled walls with decorative border. Extractor fan. Single radiator.

OUTSIDE

Tarmac drive to front and side with off-street parking for up to 5 cars. Low maintenance paved garden area to front with provision for additional parking. Paved pathway to side with open access to large rear garden in neat lawn and paved patio area. Well maintained timber fencing to side and rear. Access to;

DETACHED GARAGE

17'10" x 10'10" (5.46 x 3.32)

Generous garage space accessed via remote controlled electric up and over door. Light and power. Prefabricated oil-fired boiler house to rear. PVC tank.

IMPORTANT NOTE TO ALL PURCHASERS

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		
(55-68) D		
(39-54) E	53	65
(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.