

14 Greenvale Manor Gardens, Antrim, County Antrim, BT41 1SA



PRICE Offers Over £159,950

This is a superb opportunity to purchase a beautifully presented end townhouse occupying a generous site within this sought after residential development on the outskirts of Antrim town. Finished to a high standard throughout, the property comprises a living room with glass fronted multi fuel stove plus a kitchen with informal dining area benefiting from a full range of high gloss high and low level units with integrated oven and hob. Upstairs, the modern white bathroom suite comprises a panel bath and fully tiled shower cubicle with "Gainsborough" electric shower. Outside the property benefits from two parking spaces to the side and a fully enclosed low maintenance yard to the rear complimented by a raised patio area. Benefiting from oil fired central heating and PVC double glazing this property will appeal to a wide range of discerning purchasers.

Early viewing is strongly recommended.

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BT36 5EU
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FEATURES

- Entrance porch with wood laminate floor
- Living room 15'0 x 12'8 with hole-in-the-wall fireplace and feature arched brickwork / Inset glass fronted stove
- Inner hall with staircase to first floor
- Kitchen with informal dining area / Full range of contrasting coloured high gloss high and low level units / Integrated oven and hob
- First floor landing
- Three well proportioned bedrooms / One with built-in storage
- Bathroom with modern white four piece suite to include panel bath and fully tiled shower cubicle
- PVC double glazed windows / Oil-fired central heating
- Generous site with gardens to front and side in neat lawn / Pink stone driveway with side by side off-street parking for two cars
- Excellent opportunity for First Time Buyers

ACCOMMODATION

PVC entrance door with double glazed portlight to:

ENTRANCE PORCH

Single radiator. Wood laminate floor. 6 panel door to:

LIVING ROOM

15' x 12'8 (4.57m x 3.86m)

Open fireplace with feature brick arch, glass fronted multi fuel stove and polished granite hearth. Wood laminate floor. Double radiator.

INNER HALLWAY

Staircase to first floor. Access to:

KITCHEN WITH INFORMAL DINING AREA

15'0 x 11'0 (4.57m x 3.35m)

Full range of contrasting coloured modern high gloss high and low level kitchen units with complimentary work surfaces. Low level combination oven with electric 4 ring hob over. Stainless steel and glass extractor hood. Plumbed for washing machine. Access to under stair storage with space for tumble dryer. Part tiled walls to work surfaces. Chinese slate fully tiled floor. PVC double glazed door to rear. Double radiator.

FIRST FLOOR LANDING

Access to hotpress with insulated copper cylinder and "Willis" type immersion heater. Access to attic.

BEDROOM 1

12'9 x 8'4 (3.89m x 2.54m)

Single radiator.

BEDROOM 2

11'10 x 9' (3.61m x 2.74m)

Wood laminate floor. Access to storage cupboard. Single radiator.

BEDROOM 3

7'4 x 6'2 (2.24m x 1.88m)

Single radiator.

BATHROOM

Modern white four piece suite comprising push button low flush W/C, moulded wash hand basin in vanity unit with "monobloc" mixer tap and storage below. Panelled bath with feature mixer taps and corner shower cubicle with "Gainsborough" electric shower unit. Fully tiled walls and floors. Polished chrome heated towel radiator.

OUTSIDE

Drive way in pink stone with off-street parking for two plus cars. Front / side gardens in neat lawn.

Fully enclosed to rear with raised patio area and pink stone beds. Brick built boiler house. Oil tank. 6Ft. timber fencing with pedestrian access to side.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

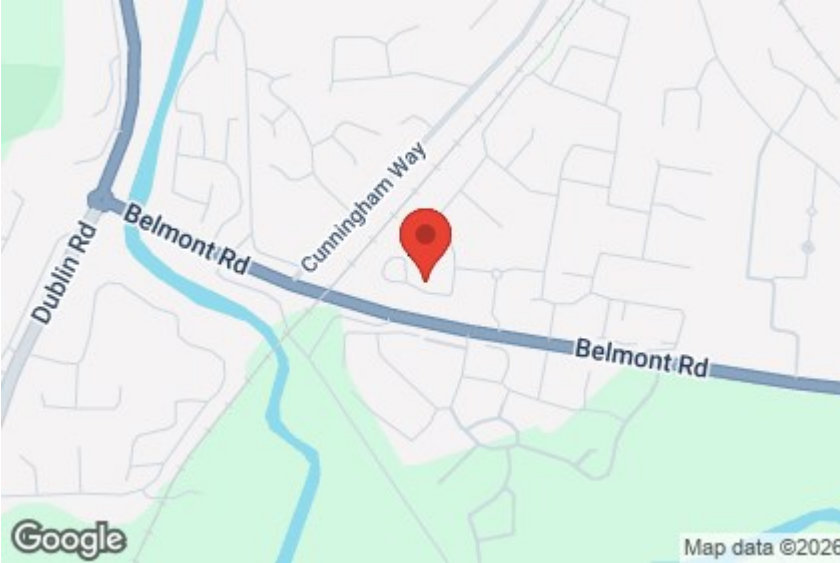
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(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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