

Independent

PROPERTY ESTATES

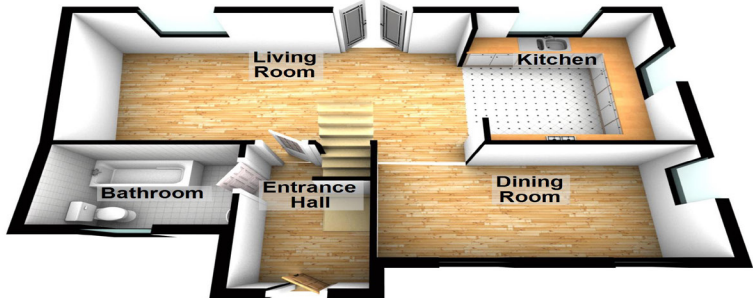


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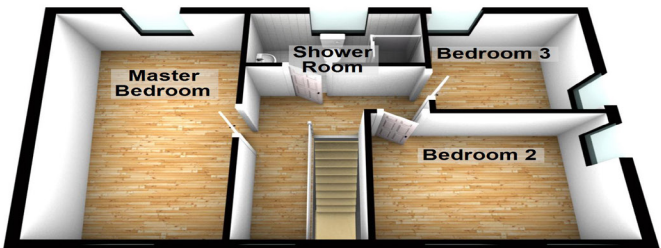
PROPERTY ESTATES



Ground Floor



First Floor



FOR
SALE

25 Glencraig Manor, Antrim

Offers Over - £159,950

- Semi Detached Cottage Style Home
- Three Bedrooms
- Two Reception Rooms
- Open Plan Kitchen / Living
- Fitted Country Style Kitchen
- Ground Floor Bathroom Suite
- First Floor Shower Room Suite
- Oil Fired Central Heating
- uPVC Double Glazing
- Detached Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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Independent Property Estates are pleased to introduce to the Sales Market Number 25 Glencraig Manor, Antrim.

Quietly nestling in a delightful, tree-lined setting, just off Stiles Way, Glencraig Manor also offers peace and tranquility in its country setting, with all the amenities of Antrim close by such as Antrim Area Hospital, The Junction Shopping Complex and Retail Park.

Ground Floor

Entrance Hall (9' 10" x 6' 01")

Access via a Wood and Glazed Door. Complete with Solid Wooden Flooring and access to understair Storage.

Living Room (22' 10" x 11' 08")

Rear aspect Reception Room with Solid Wooden Flooring and uPVC and Glazed double Doors provide access to the rear. Open to:

'Country' Style Kitchen (10' 01" x 9' 03")

Fitted Kitchen with a range of high- and low-level units with complimentary roller edge worktops. Comprising a Stainless-Steel Sink and Drainer Unit, a Smeg Four Ring Ceramic Hob and a Flavel Oven under with Extractor Unit over. Plumbed for a Washing Machine / Dishwasher.

Dining Room (9' x 6' 04")

Front aspect Dining Room with Solid Wooden Flooring.

Bathroom (9' 03" x 5' 09")

Three-piece white Suite comprising a Panel Bath, a Pedestal Wash Hand Basin with a feature Tiled Splash back and a Low Flush W.C. Complete with part Tiled Walls.

First Floor

Landing (12' 10" x 9' 05")

Bright and Spacious. Access to Roof space.

Master Bedroom (17' 11" x 13' 09")

Dual aspect double Bedroom.

Bedroom Two (11' 09" x 9' 07")

Front aspect double Bedroom.

Bedroom Three (8' 05" x 8' 00")

Rear aspect Bedroom.

Shower Room (9' 04" x 4' 09")

Three-piece white Suite comprising a Shower Cubicle with a Mains Shower, a Low Flush W.C. and a Pedestal Wash Hand Basin.

Outside

Front

To the front and side of the Property there is a Garden in Lawn, Shrubs and Small Trees.

Rear

A Private, Fence enclosed rear Garden in Lawn, Shrubs, Small Trees and a Tarmac Driveway providing off Road Parking. Access to the detached Garage.

Detached Garage (20' 10" x 10' 06")

Access via a Roller Shutter Door to the front. Access to overhead mezzanine storage. Complete with light and power.

