

## 22 Greenvale Avenue, Antrim, BT41 1ST



### PRICE Offers Over £174,950

We are delighted to offer for sale this beautifully presented three bedroom semi-detached house with occupying an excellent position within this sought after residential development on the outskirts of Antrim town yet within easy access of all local amenities and transport facilities to include Antrim Forum, the stunning Antrim Castle Gardens, the Antrim Area Hospital, Belfast International Airport and the M2 motorway for an easy commute to Belfast and the North West.

Finished to a high standard both inside and out, the property benefits from Dove grey coloured kitchen units with integrated 'Neff' oven and hob and space for a washing machine and fridge freezer.

Outside, the property is situated on a generous site with privacy to the front and is accessed via a tarmac driveway with parking for two plus cars and access to a beautifully landscaped rear garden with excellent sun orientation. In addition the solar panels owned by the property offer energy efficiency and the 7kwh electric car charger can be discussed as an additional purchase. This property is ideally suited to the first time buyer or those with a young family.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with staircase to first floor / Fully tiled floor
- Living room with solid wood floor and feature fireplace with solid multi-fuel stove
- Dining room with fully tiled floor open to sun annex with PVC double glazed French doors to rear
- Luxury fitted kitchen in 'Dove light blue' high and low level units
- Integrated 'Neff' double oven, hob and stainless steel overhead pyramid style extractor
- Three well proportioned bedrooms / Master with ensuite shower room and W/C
- Modern white bathroom suite with ceramic tiled floors and walls.
- PVC double glazed windows and rear doors / Oil fired central heating / Solar Panels
- Tarmac drive with parking for three plus cars / Space for garage / Rear shed and electric car charger can be negotiated
- Beautifully landscaped low maintenance gardens to rear

## ACCOMMODATION

Hardwood 4 panel entrance door to:-

### ENTRANCE HALL

Fully tiled floor. Double radiator. Open to understairs storage area. Staircase to first floor with pine moulded handrail, painted spindles and turned balustrading. Telephone point.

### LIVINGROOM

15'7" x 12'1" (4.75m x 3.68m)

Open hole in the wall fire with pine feature surround and slate effect inset and hearth. Multi-solid fuel cast iron stove. Solid wood floor. Double radiator.

### DININGROOM

15'1" x 9'3" (4.62 x 2.84)

(into sun annex). Fully tiled floor. Double radiator. PVC double glazed French doors and side lights to rear with monopitch antiglare roof.

### KITCHEN

11'8" x 9'3" (3.56 x 2.82)

Full range of 'Dove grey' high and low level units with short chrome handles and complimentary 'White sparkle grain' work surfaces. One and a quarter bowl composite sink unit with mixer taps. Integrated four ring 'Neff' halogen hob and pyramid style stainless steel overhead extractor canopy. Stainless steel 'Neff' low level double oven. Plumbed for washing machine. Space for fridge freezer. Fully tiled 'Subway style' walls to work surfaces. Fully tiled floor. Single radiator. PVC double glazed door to rear.

## FIRST FLOOR LANDING

Access to partially floored loft via 'Slingsby' style ladder.  
Light. Hotpress with insulated copper cylinder and immersion heater. Shelving above.

## BEDROOM 1

13'6" x 9'8" (4.14 x 2.95)

Double radiator

## ENSUITE

White suite comprising low flush W/C, pedestal wash hand basin and fully tiled shower cubicle with pressurised mains shower and pivot and slide door. Shaver light point. Fully tiled floor. Extractor fan. Single radiator

## BEDROOM 2

10'7" x 10'5" (3.23 x 3.20)

Single radiator

## BEDROOM 3

8'11" x 6'2" (2.74 x 1.88)

Single radiator

## BATHROOM

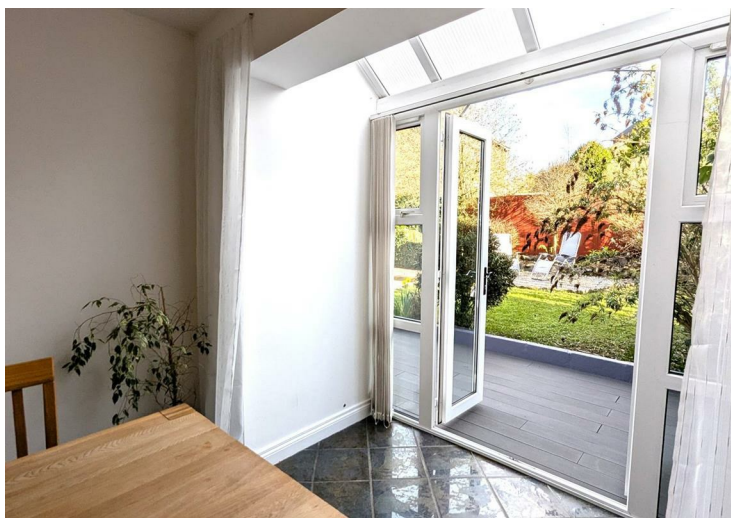
Modern white suite comprising a wood panelled bath with shower over and partially glazed screen, low flush W/C and pedestal wash hand basin. Ceramic tiled floor and walls with decorative border. Wall light point. Extractor fan. Single radiator.

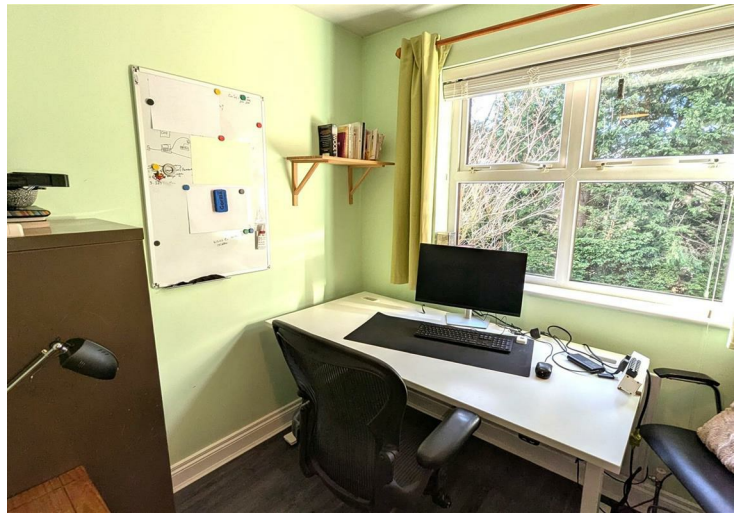
## OUTSIDE

Tarmac drive with parking for three plus cars. Space for garage. Front garden in neat lawn, pink stone display and well stocked borders. Paved pathway. Attached oil-fired boiler house. Enclosed garden to rear with 5ft timber fencing. Raised composite decking. Stone display area with gardens in neat lawn and low maintenance barked borders edged in quarried stone. PVC tank. Outside tap and light.

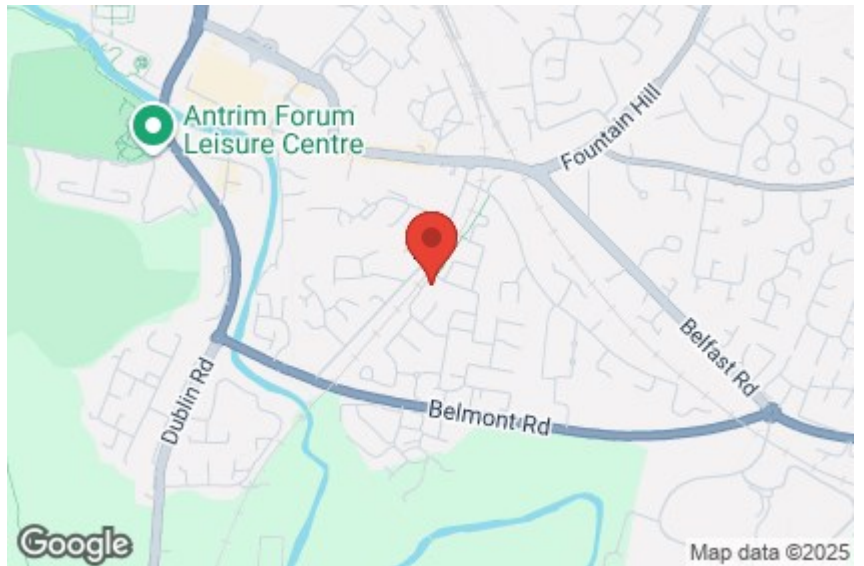
## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>	EU Directive 2002/91/EC		



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