

## 29 Greenview Avenue, Antrim, BT41 4EQ



### PRICE Offers Over £77,950

This is an incredibly rare opportunity to purchase a ground floor apartment with tarmac off-street parking to the front and a fully enclosed low maintenance garden to the rear with paved patio and pink stone display area together with a large timber shed and smaller block built store. Ideally suited to First Time Buyer's, Investors and downsizers alike, this deceptively spacious apartment offers two well proportioned bedrooms to include the main bedroom with full range of built-in wardrobes, a generous living room with open fire and feature surround and a spacious kitchen with full range of white high and low level units. With the additional benefit of PVC double glazed windows and front door and gas fired central heating, this property is likely to appeal to a wide range of potential purchasers.

Early viewing strongly recommended.

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## FEATURES

- Spacious entrance hall with storage cupboard
- Living room 13'11 x 10'8 with open fire and ornate mahogany surround / Wood lamiate floor
- Kitchen with informal breakfast bar / Full range of white high and low level units
- Two well proportioned bedrooms / Main with full range of built-in wardrobes
- Shower room with modern white suite to include fully tiled shower cubicle
- PVC double glazed windows and front door
- Gas fired central heating
- Tarmac drive to front with off-street parking for one car / Additional low maintenance garden area to front
- Access to fully enclosed garden to rear in paved patio and pink stone display / Brick built store and large timber shed
- Excellent opportunity for First Time Buyers and Investors alike

## ACCOMMODATION

Recessed open fronted entrance. PVC double glazed door to:

### ENTRANCE HALL

Single radiator. Former hot press (cylinder removed). Shelving. Double doors to low level meter cupboard.

### LIVING ROOM

**13'11 x 10'8 (4.24m x 3.25m)**

Open fire with ornate mahogany surround marble inset and hearth. Wood laminate floor. Double radiator.

### KITCHEN

**10'8 x 9'3 (3.25m x 2.82m)**

Full range of white high and low level units with contrasting work surfaces. Single drainer stainless steel sink unit and mixer taps. Space for cooker with over head circulator fan. Plumbed for washing machine and space for fridge freezer. Small breakfast bar with polished chrome leg. Part tiled walls to work surfaces. Fully tiled floor. Hard wood single glazed door to rear. Double radiator.

## **BEDROOM 1**

13'4 x 9'8 (4.06m x 2.95m)

Built-in bed head with built-in double wardrobes to either side. Low level drawer set and over head lockers. Open shelving. Access to under stair storage cupboard.

## **BEDROOM 2**

10'8 x 8'7 (3.25m x 2.62m)

Enclosed wall mounted gas fired boiler with storage below. Single radiator.

## **SHOWER ROOM**

5'10 x 5'6 (1.78m x 1.68m)

Modern white suite comprising push button low flush W/C and modern wash hand basin in vanity unit with mixer tap and storage below. Fully tiled corner quadrant shower cubicle with "Mira" electric shower unit and sliding cubicle doors. Fully tiled floor and walls with decorative border.

## **OUTSIDE**

Tarmac drive to front with off street parking for 1 car. Paved pathway. Well stocked garden in conifers and young tree. Pink stone display. Pedestrian right of way to side with timber pedestrian gate and 6Ft. lapboard fencing to:

Fully enclosed rear garden in concrete patio area, feature paved pathway and pink stone display. Outside tap and light.

## **BRICK BUILT STORE**

10' x 3'11 (3.05m x 1.19m)

## **TIMBER SHED**

11'3 x 7'6 (3.43m x 2.29m)

Single glazed windows on three sides. Power and light.

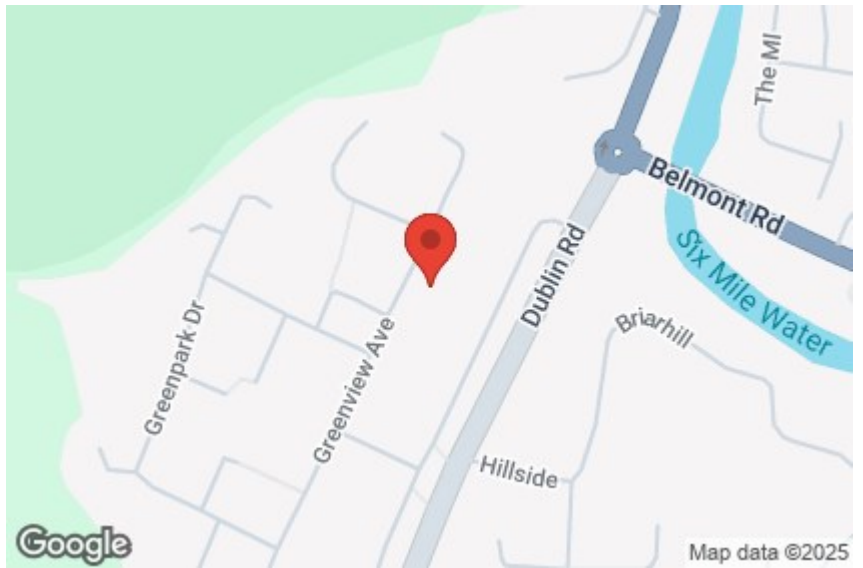
## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;**

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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	70
(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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