

## 33 Greenvale Road, Antrim, County Antrim, BT41 1SE



### PRICE Offers Over £164,950

This is an excellent opportunity for First Time Buyers and young families alike to purchase an exceptionally well presented three bedroom semi-detached house occupying a prime position within this sought after residential development on the outskirts of Antrim town. Benefitting from excellent sun orientation with elevated views over All Saint's spire towards the Sperrin Mountains this property benefits from "Farrow & Ball" taupe coloured sprayed kitchen units with integrated appliances together with a modern bathroom suite to include panel bath with electric shower over.

Outside, the tarmac drive provides off-street parking for two cars while the timber pedestrian gate provides access to an extended and fully paved rear garden with steps down to a lower tier.

Only on full internal inspection can one begin to appreciate the potential of this superb property.

Early viewing strongly recommended.

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## FEATURES

- Entrance foyer with wood laminate floor
- Living room with "Inglenook" style fireplace to include multi-fuel glass fronted stove / Access to understair storage
- Inner hall with access to ground floor W/C
- Kitchen with informal dining area / Fully tiled floor
- Full range of "Farrow & Ball" taupe coloured high and low level units / Integrated oven, hob, fridge and freezer
- First floor landing
- Three bedrooms / Master with over stair storage / Tilt 'n turn escape windows to all bedrooms
- Bathroom with modern white suite to include panel bath with electric shower over
- PVC double glazed windows / Oil fired central heating / Oak effect internal doors to ground floor
- Excellent opportunity for First Time Buyers and young families alike

## ACCOMMODATION

Hard wood entrance door with double glazed diamond shaped port light to:

### ENTRANCE FOYER

Wood laminate floor. Mostly glazed oak door to:

### LIVING ROOM

**15'10 x 11'8 (4.83m x 3.56m)**

(max) "Inglenook" style fireplace with multi-solid fuel glass fronted stove, slate hearth and stone slip effect inset. Wooden mantle. Double radiator. Access to under stair storage.

### INNER HALL

Gable side window. Fully tiled floor. Single radiator. Stair case to first floor.

### GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and half pedestal wash hand basin with tiled splash bath and monobloc mixer taps. Extractor fan. Fully tiled floor. Single radiator.

### KITCHEN WITH INFORMAL DINING AREA

**12'1 x 9'10 (3.68m x 3.00m)**

Full range of "Farrow & Ball" taupe coloured high and low level units with short matt black handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit with mixer taps. Integrated four ring halogen hob with stainless steel pyramid style extractor above. Low level combination oven and grill. Integrated fridge and freezer. Plumbed for washing machine. Low voltage down lights. Part tiled walls to work surfaces. Fully tiled floor. Part double glazed door to rear. Double radiator.

## FIRST FLOOR LANDING

Access to loft.

## BEDROOM 1

9'10 x 8'9 (3.00m x 2.67m)

Plus over-stair storage cupboard. Superb views to Sperrin Mountains. Single radiator.

## BEDROOM 2

11'8 x 7'9 (3.56m x 2.36m)

Single radiator.

## BEDROOM 3

8'2 x 7'7 (2.49m x 2.31m)

Single radiator.

## BATHROOM

6'7 x 6'2 (2.01m x 1.88m)

Modern white suite comprising panelled bath with mixer taps, glazed shower screen and "Mira Sport" electric shower over. Push button low flush W/C and modern wash hand basin in vanity unit with "monobloc" mixer taps and storage below. Fully tiled walls to bath area. Fully tiled floor and half tiled walls to remainder. Extractor fan. Polished chrome heated towel rail.

## OUTSIDE

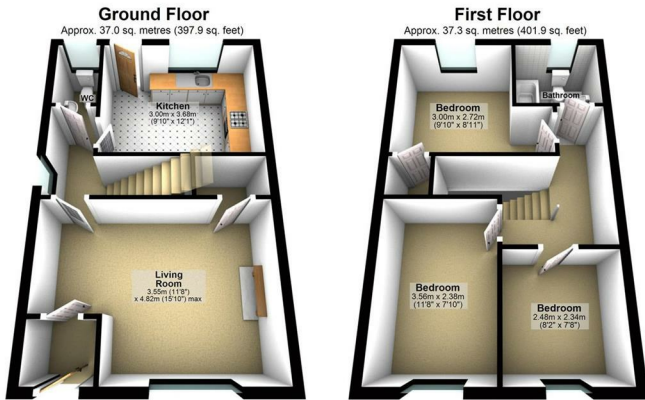
Garden to front in neat lawn. Tarmac drive with off street parking for 2 cars. Timber pedestrian gate to side with paved pathway to rear accessing extended fully paved patio to rear. Outside tap and light. Prefabricated oil fired boiler house. Timber fencing and pedestrian gate to lower level. PVC oil tank. Superb views.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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





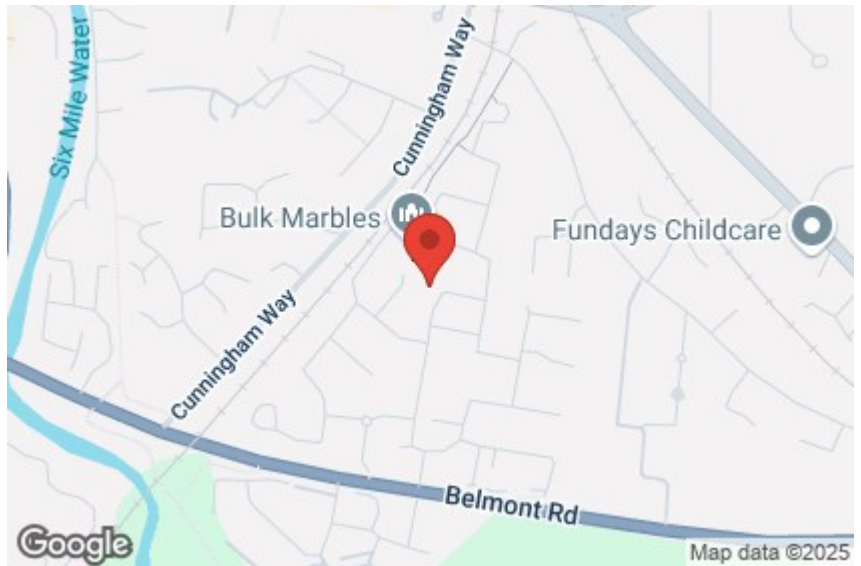


Total area: approx. 74.3 sq. metres (799.8 sq. feet)  
 Photography and Floor plans by houseifyni.co.uk #fynorthwallpropertymarketing  
 Plans reformulated using PlanIt



### 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>	<b>71</b>	<b>75</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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