

6 Moylena Park, Antrim, BT41 4AD



**PRICE Offers Over
£289,950**



This is an exceptionally rare opportunity to purchase a well presented and recently renovated detached chalet bungalow in one of the most sought after areas of Antrim close to the town centre and most local amenities and transport facilities. Immaculately presented throughout the property offers a flexible layout with two generous first bedrooms and two former ground floor bedrooms currently used as reception rooms. Extremely adaptable this property is suited to both growing families and those in need of ease of mobility

The recently renovated kitchen is finished in a full range of contemporary style white gloss high and low level units together with a separate utility room. To the first floor a recently renovated luxury shower room offers a stunning walk in shower. Outside to the rear affords a spacious low maintenance garden area offering excellent sun orientation and privacy complete with a large composite decking area.

Only on full internal inspection can one begin to appreciate this superb family home.

Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with staircase to first floor / 'Herringbone' flooring / Modern ground floor W/C
- Two generous ground floor reception rooms formerly used as bedrooms
- Reception with exceptional media wall designed for a 60" television, inset shelving with LED downlights and an integrated imitation log burning fire with LED lighting
- Stunning kitchen with informal dining 17'2" x 12'6"
- Full range of white gloss contemporary style high and low level kitchen units / Composite sink / 'Herringbone' flooring
- Open to living room 17'7" x 11'5" with 'Inglenook' style wood burning stove and bay window
- Separate utility with space for a fridge freezer, washing machine and tumble dryer
- Two exceptional bedrooms to the first floor and a recently renovated luxury shower room with walk in shower
- PVC 'Anthracite' double glazed windows / Oil-fired central heating / Attached garage
- Brick Pavia drive to front with parking for two cars / Low maintenance to the rear garden with excellent sun orientation, privacy and large raised composite decking area

ACCOMMODATION

OUTSIDE FRONT

Brick pavia drive with space for two cars. Neat lawn. Steps to:

ENTRANCE HALL

Composite double glazed three panel front door to spacious entrance hall with "Herringbone" wood laminate flooring. Stair case to first floor. Cloaks cupboard. Single radiator. Door to:

GROUND FLOOR WC

Recently installed modern white suite comprising a slimline wash hand basin with anthracite "monobloc" mixer tap and storage below. Low flush push button WC. PVC composite floor tiles. Anthracite towel radiator.

FORMER GROUND FLOOR BEDROOM / LIVING ROOM

13'8" x 12'4" (4.170 x 3.773)

(at max) Feature media wall, designed for up to 60 inch TV with integrated feature imitation log burning fire with LED lighting. Designer vertical radiator. Anthracite double glazed "French" patio doors with side lights to rear.

DINING ROOM / RECEPTION/ FORMER GROUND FLOOR BEDRO

Wood laminate floor. Designer black single radiator.

KITCHEN INTO INFORMAL DINING

17'2" x 12'6" (at max) (5.25 x 3.83 (at max))

Full range of recently fitted white high gloss contemporary styled handle-less high and low level kitchen units with complimentary work surfaces and contrasting bevelled grey subway style splash back tiling. Integrated pull out spice rack. One and a quarter bowl composite sink unit with black mixer taps and shower attachment. Integrated appliances to include a four ring halogen hob with angled black gloss over head extractor fan. Eye level "Bosch" combination oven and grill and fridge freezer. Low voltage down lights. "Herringbone" wood laminate flooring. Anthracite designer vertical radiator. Open to:

RECEPTION 2

17'7" x 11'5" (5.364 x 3.480)

(into bay) Feature "Inglenook" wood burning stove with polished granite hearth and oak mantle over. "Herringbone" wood laminate flooring. Designer vertical radiator.

UTILITY ROOM

8'5" x 5'3" (2.577 x 1.613)

Kitchen work surfaces with complimentary splash back tiling. Space for fridge freezer, washing machine and tumble dryer. "Herringbone" wood laminate flooring. Anthracite single radiator. PVC double glazed door to rear.

FIRST FLOOR LANDING

Large hot press storage with insulated copper cylinder and shelving. Access to loft.

BEDROOM 1

13'9" x 11'5" (4.210 x 3.499)

Integrated bedroom storage with drawers, cupboard with clothing rails and vanity table. Single radiator.

BEDROOM 2

11'6" x 11'4" (3.507 x 3.477)

Integrated bed storage with drawers, cupboards with clothing rails and vanity table. Single radiator.

SHOWER ROOM

10'8" x 8'0" (3.257 x 2.459)

(at max) Recently installed shower room comprising a 1600mm walk in shower with inset shelf and "Mira Decor" electric shower. Wall mounted vanity sink unit with "monobloc" chrome mixer tap, storage below and touch sensitive LED backlit mirror over. Large chrome heated towel radiator.

OUTSIDE REAR

Partially enclosed rear garden offering superb privacy and sun orientation. Mix of 6 Ft timber fencing and mature hedging borders. Recently installed raised composite decking with painted balustrades and steps to neat lawns on either side. Outside tap an light. Door to integral garage.

INTEGRAL GARAGE

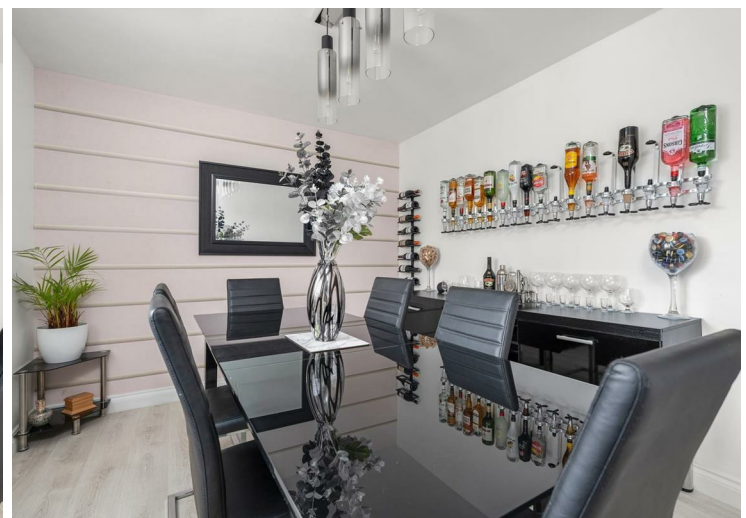
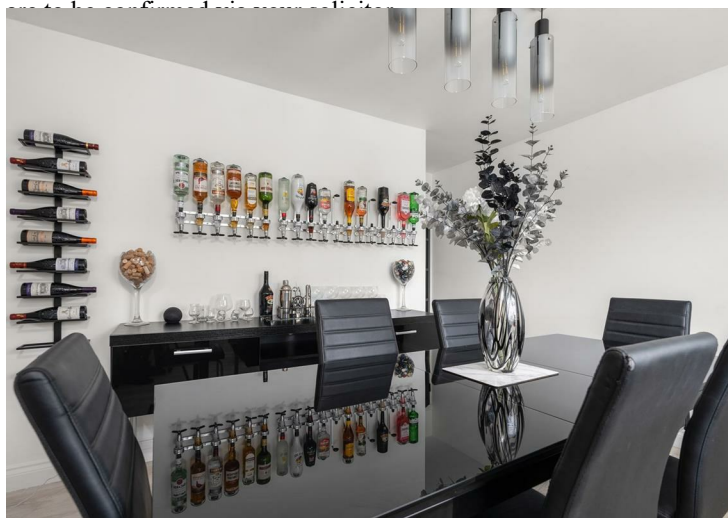
17'10" x 11'9" (5.452 x 3.589)

Up and over door. Power and lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

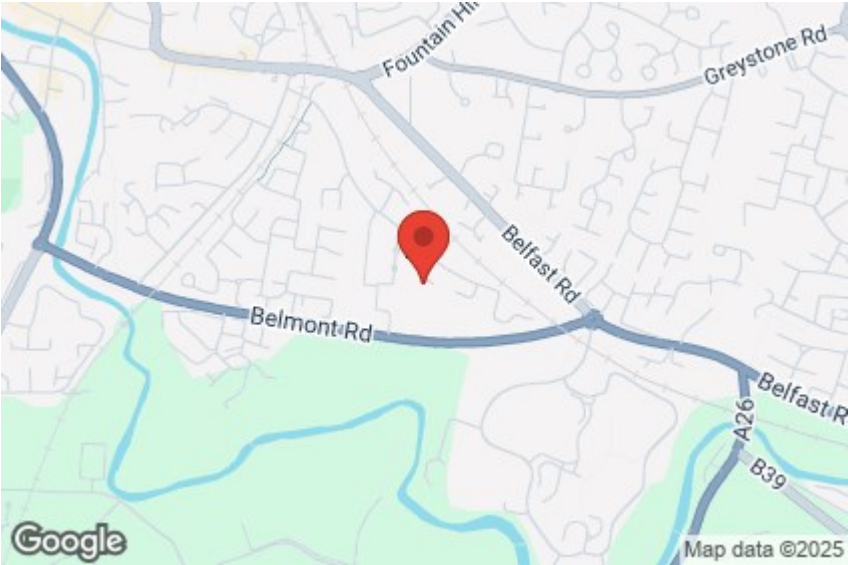
Please also be aware, property boundaries are an estimation and





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Mortgage IQ

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA
T: 028 9417 0000
E: antrim@mortgageIQ.co.uk

WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

PRS Property Redress Scheme