

4 Greenvale Park Dale, Antrim, County Antrim, BT41 1SQ



PRICE Offers Over £169,950

We are delighted to offer for sale this well presented three bedroom end townhouse 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.

This property benefits from 'Beech' effect kitchen units with space for a fridge freezer, cooker, washing machine and dishwasher

Outside, the property is situated on a generous site and is accessed via a tarmac driveway with parking for three plus cars and access to a low maintenance rear garden.

This property is ideally suited to the first time buyer or those with a young family.

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 / Ground floor WC / Fully tiled floor
- Living room 14'7" x 10'8" with feature gas fire
- Dining room wit open to sun annex with PVC double glazed French doors to rear
- Kitchen 11'8" x 8'9" with high and low level 'Beech' effect kitchen units
- Space for cooker, fridge freezer, dishwasher and washing machine
- Three well proportioned bedrooms / Master with ensuite shower room
- Family bathroom with four piece white bathroom suite to include a panel bath and enclosed shower
- PVC double glazed windows / PVC soffits and Facia boards / Gas-fired central heating
- Tarmac drive with parking for three plus cars / Space for garage
- Low maintenance garden to the rear with neat lawn and paved patio

ACCOMMODATION

OUTSIDE FRONT

Tarmac drive to side with space for two cars and timber double gates to rear. Neat lawn with mature shrubbery and flower bed boarders. Paved pathway to front door.

ENTRANCE HALL

Staircase to first floor with moulded handrail and turned balustrading. Fully tiled floor. Double radiator.

GROUND FLOOR WC

White suite comprising a low flush WC and pedestal wash hand with chrome 'Victorian' style hot and cold taps. Extractor fan. Fully tiled floor. Single radiator.

LIVING ROOM

14'7" x 10'8" (4.467 x 3.260)

Feature gas fire with slate effect tiled hearth and splashback. Ornate wooden surround. Wood laminate flooring. Double radiator. Eight panel glass doors to;

DINING ROOM

13'3" x 8'10" (4.053 x 2.714)

(into sun annex). Wood laminate flooring. Single radiator. PVC double glazed French doors and side lights to rear with monopitch antiglare roof.

KITCHEN

11'8" x 8'9" (3.570 x 2.688)

Full range of 'Beech' effect shaker style high and low level kitchen units with short chrome handles, complimentary worktops and splashback tiling. Single drainer stainless steel sink unit with chrome mixer tap. Space for a cooker with hooded overhead extractor fan. Space for fridge freezer, washing machine and dishwasher or tumble dryer. Fully tiled floor. PVC double glazed door to the rear. Single radiator.

FIRST FLOOR LANDING

Hot press with gas boiler shelving.

BEDROOM 1

12'0" x 10'10" (3.658 x 3.305)

Single radiator.

ENSUITE

White suite comprising a wall to wall enclosed shower with fully tiled walls and partially glazed folding door. Pedestal wash hand basin with chrome 'Victorian' style hot and cold taps and tiled splashback. Low flush WC. Fully tiled floor. Extractor fan. Single radiator.

BEDROOM 2

10'8" x 9'7" (3.263 x 2.935)

Wood laminate flooring. Single radiator.

BEDROOM 3

7'8" x 7'0" (2.346 x 2.142)

Wood laminate flooring. Feature wood panelled wall. Single radiator.

BATHROOM

7'0" x 8'9" (2.144 x 2.687)

Four piece suite comprising a panel bath with 'Victorian' style hot and cold taps and tiled splashback. Corner enclosed shower with 'Mira Sport' electric shower, fully tiled splashback and partially glazed sliding door. Pedestal wash hand basin with chrome hot and cold taps and tiled splashback. Low flush WC. Fully tiled floor. Extractor fan. Single radiator.

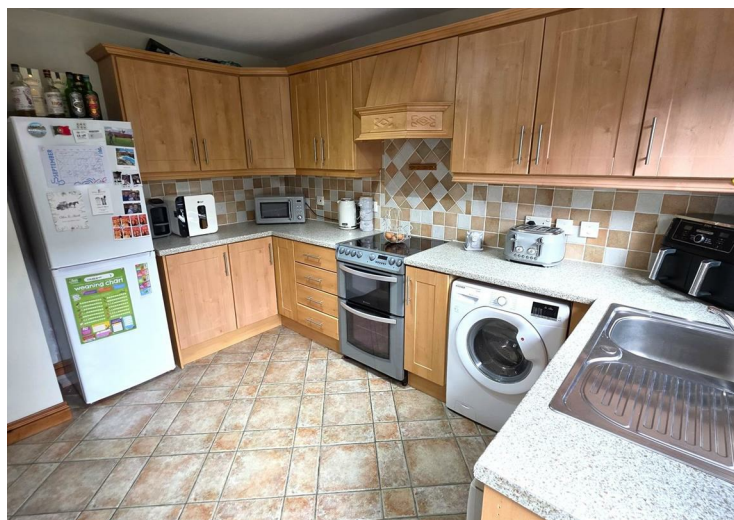
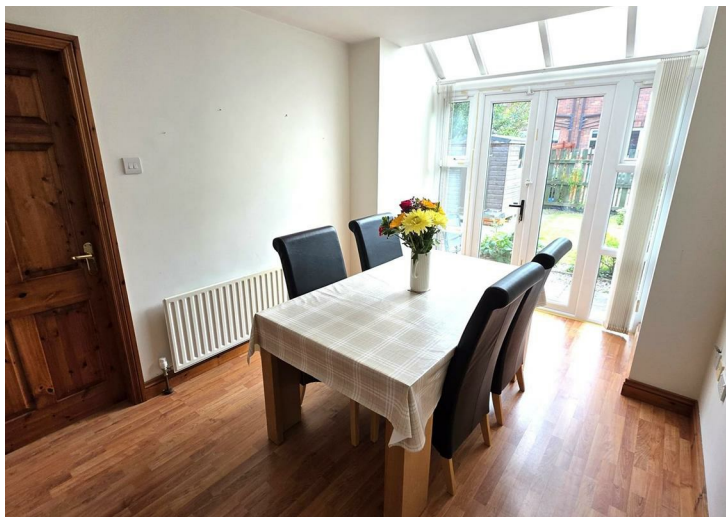
OUTSIDE REAR

Fully enclosed rear garden with 6Ft timber fencing and pedestrian gate to the front. Large paved patio. Neat lawns with well stocked shrubbery borders. Mixed stone bedding. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

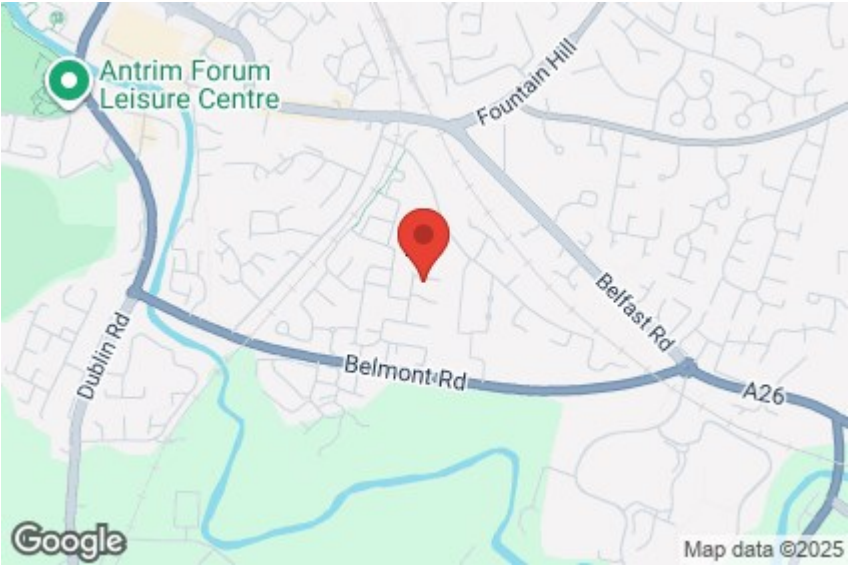
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Mortgage

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