

218 Bush Manor, Antrim, County Antrim, BT41 2UR



PRICE Offers Over £199,950

This is an incredibly rare opportunity to purchase an exceptionally well presented three bedroom end townhouse with sunroom to the rear leading from the generous kitchen with informal dining. Finished to a superb standard throughout, the property benefits from light grey woodgrain effect "Shaker" style high and low level units together with integrated oven, hob, fridge, freezer, slimline dishwasher and washer / dryer making this the ideal home for those who like to entertain. With the added benefit of a ground floor W/C and luxury bathroom suite to include shower bath with feature mixer taps, attached shower and separate "Triton" electric shower over, this property is likely to appeal to a wide range of potential purchasers.

Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

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



FEATURES

- Composite entrance door to fully tiled hallway / Staircase to first floor / Ground floor W/C
- Living room 14'5 x 12'2 (into bay)
- Kitchen with informal dining area / Light grey wood grain effect "Shaker" style high and low level units
- Integrated oven, induction hob, fridge, freezer, slimline dishwasher and washer / dryer
- Sunroom 10'2 xx 10'2 with fully tiled floor / PVC double glazed windows and French doors
- First floor landing with access to loft
- Three well proportioned bedrooms
- Bathroom with modern white suite to include shower bath with mixer taps and shower attachment plus separate "Triton" electric shower unit over / Glazed curved shower screen
- PVC double glazed windows and French doors / Oil- fired central heating
- Tarmac side by side parking for two cars / Garden to front in neat lawn / Enclosed garden to rear in neat lawn and paved patio

ACCOMMODATION

Pitched and tiled entrance canopy. Composite entrance door with double glazed insets to:

ENTRANCE HALL

Fully tiled floor. Single radiator. Stair case to first floor with moulded hand rail.

GROUND FLOOR W/C

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

LIVING ROOM

14'5 x 12'2 (4.39m x 3.71m)
(into bay) Double radiator.

KITCHEN INTO INFORMAL DINING

13'10 x 12'1 (4.22m x 3.68m)

Full range of light grey wood grain effect "Shaker" style high and low level units with feature chrome handles, complimentary work surfaces and matching up stands. Single drainer stainless steel sink unit and mixer taps. Integrated four ring induction hob with stainless steel splash back and pyramid style over head extractor. Low level combination oven and grill. Integrated fridge freezer, washer / dryer and slimline dish-washer. Low voltage downlights and under unit lighting. Fully tiled floor. Access to small under stair storage area. Double radiator. Open square archway to:

SUNROOM

10'2 x 10'2 (3.10m x 3.10m)

PVC double glazed windows and French doors. Fully tiled floor. Double radiator.

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1

13'10 x 9'2 (4.22m x 2.79m)

into wardrobe recess. Over stair storage. Double radiator. TV point.

BEDROOM 2

12'4 x 8'1 (3.76m x 2.46m)

Double radiator.

BEDROOM 3

8'9 x 8'2 (2.67m x 2.49m)

TV point. Double radiator.

BATHROOM

7'1 x 6'4 (2.16m x 1.93m)

(max) Modern white suite comprising shower bath with curved, glazed screen. Feature mixer taps with shower attachment and "Triton" electric shower over. Fully tiled walls to bath area. Push button low flush W/C and pedestal wash hand basin with monobloc mixer taps and mosaic tiled splash back. Extractor fan. Low voltage down lights. Polished chrome heated towel rail.

OUTSIDE

Garden to front in neat lawn, low level hedging and well stocked borders. Paved pathway to front and side. Tarmac side by side parking for 2 cars at side with 5Ft. brick wall and timber pedestrian gate to:

Fully enclosed garden to rear in neat lawn and substantial paved patio. PVC oil tank and prefabricated oil fired boiler house. 6Ft. timber fencing.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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	



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