

40 Greenvale Grove, Antrim, BT41 1SW



PRICE Offers Over £234,950

We are delighted to offer for sale 40 Greenvale Grove, Antrim - a charming detached bungalow that offers the perfect blend of comfort and convenience. This delightful property boasts a well-presented interior with one reception room, ideal for entertaining guests or simply relaxing with your loved ones.

With three generous bedrooms including a master with ensuite, there is ample space for the whole family to enjoy. The property also features a beautiful conservatory providing a lovely space to bask in the natural light and enjoy the views of the fully enclosed rear garden.

Situated within walking distance to Antrim town centre and local transport facilities, this home offers easy access to all amenities while still maintaining a sense of tranquillity. The fully enclosed rear garden not only provides excellent privacy but also boasts a favourable sun orientation, perfect for those sunny afternoon gatherings or simply unwinding after a long day.

Don't miss out on the opportunity to make this charming bungalow your new home.
Early viewing is strongly recommended.

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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 Porch with wood laminate flooring / Cloaks cupboard
- Living Room 15'9" x 11'10" with feature fireplace
- Kitchen 16'2" x 11'10" with informal dining / Mid grey "Shaker" style kitchen units
- Integrated oven and hob / Space for Dishwasher, washing machine, tumble dryer and 'American' style fridge freezer
- Conservatory with fully tiled floor and 'French' double doors to rear
- Three well proportioned bedrooms / Master with wet room style ensuite
- Luxury family bathroom with free standing double ended bath and wash hand basin with storage below
- Fully enclosed and beautifully landscaped rear garden with excellent sun orientation and privacy
- PVC double glazed windows and external doors / PVC soffits & facia boards
- Excellent opportunity for young families and downsizers alike

ACCOMMODATION

OUTSIDE FRONT

Tarmac drive with space for up to 5 cars. Pedestrian gates to side and rear garden. 4 Ft to 6 Ft timber fencing. Well stocked flower bedding. Sloped and paved pathway to front door. Outside light.

ENTRANCE HALL

PVC two panel double glazed door to welcoming entrance. Electric meter cupboard. Storage cupboard with gas fired combi boiler. Cloaks cupboard. Wood laminate floor. Single radiator.

LIVING ROOM

15'9" x 11'10" (4.820 x 3.622)

Feature fireplace with cast iron inset, tiled hearth and ornate wooden surround. Wood laminate flooring. Double radiator.

KITCHEN INTO INFORMAL DINING

16'2" x 11'10" (4.947 x 3.619)

Full range of mid grey "Shaker" style units with complimentary white sparkle grain work tops and complimentary splash back tiling. Integrated four ring halogen hob with glass stainless steel over head extractor fan. Integrated low level combination oven/grill. Space for "American" style fridge freezer. Space for washing machine, tumble dryer and dish washer. Over counter lighting. Fully tiled floor. Double radiator. PVC double glazed door to rear.

CONSERVATORY

8'3" x 7'5" (2.516 x 2.276)

PVC "French" double doors to rear. Fully tiled floor.

BEDROOM 1

11'7" x 11'3" (3.553 x 3.446)

Wood laminate flooring. Single radiator.

ENSUITE

Wet room style ensuite with pitched tiled flooring. Mains shower with 'Drench' shower head with additional attachment. PVC wall panelling to shower and fully tiled walls to rest. Pedestal wash hand basin with chrome mixer tap. Low flush push button WC. Extractor fan. Single radiator.

BEDROOM 2

11'11" x 11'8" (3.648 x 3.569)

(at max) Wood laminate flooring. Single radiator.

BEDROOM 3

12'1" x 8'1" (3.699 x 2.482)

(at max) Wood laminate flooring. Single radiator.

BATHROOM

7'11" x 6'5" (2.438 x 1.960)

Modern white suite comprising a free standing double ended bath with chrome mixer tap and shower attachment. Wash hand basin with "monobloc" chrome mixer tap and storage below. Low flush push button WC. Low voltage down lights and "anthracite" towel radiator.

OUTSIDE REAR

Beautifully landscape enclosed rear garden offering superb privacy and sun orientation. Comprising a large brick Pavia patio over two levels with raised brick built flower bedding. Retaining wall with paved steps leading to neat lawn with a mature tree line border. Outside tap and light. Pedestrian gates to front.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

Please also be aware some outside photographs were taken at an earlier date.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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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12 Church Street, Antrim, Co. Antrim, BT41 4BA
T: 028 9417 0000
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