

## 2 Massereene Gardens, Antrim, BT41 4JQ



**PRICE Offers Over  
£224,950**

We are delighted to offer for sale 2 Massereene Gardens.

This well presented three bedroom detached bungalow is ideally positioned within this much sought after development, just a short walk from local amenities, shopping facilities and public transport links.

Occupying a generous site, the property enjoys private gardens to the front, side and rear, offering excellent outdoor space and privacy.

Internally, the accommodation is thoughtfully laid out and comprises a generous living room and a well appointed kitchen complete with a host of integrated appliances and a central island with breakfast bar style seating, ideal for everyday living and entertaining.

There are three generous bedrooms, including a superb principal suite with walk-through dressing room and a four piece ensuite. A modern family bathroom completes the accommodation.

Additional benefits include an integrated garage plumbed for a washing machine provides excellent versatility and storage options. Likely to appeal to a wide range of discerning purchasers, early viewing is strongly recommended.

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## FEATURES

- Entrance hall with wood laminate flooring / Double doors to generous cloaks cupboard
- Living room 12'4" x 16'4" with feature electric fire
- Fully fitted double 'Shaker' style kitchen with kitchen island
- Range of integrated appliances to include an induction hob, oven, microwave oven and fridge freezer
- Inner Hall with PVC double glazed double doors to side
- Three well proportioned bedrooms
- Principal suite with walk through dressing and four piece ensuite
- Family bathroom featuring a corner bath with water jets
- PVC double glazed windows / Oil-fired central heating / PVC fascia and soffits / Integrated garage plumbed for washing machine
- Generous, well maintained site with private mostly paved gardens to the front side and rear

## ACCOMMODATION

### OUTSIDE FRONT

Fully enclosed front garden with well stocked hedging borders, neat lawn raft, iron railings and double gates to brick pavia driveway with space for 2 cars. Outside lighting. PVC double glazed door with sidelights to;

### ENTRANCE HALL

PVC double glaze door with sidelight to large and welcoming entrance hall. Wood laminate flooring. Staircase to first floor with molded handrail and turned balustrading. Single radiator.

### LIVING ROOM

12'4" x 16'4" (3.780 x 4.988)

Feature electric fireplace with granite hearth and decorative wooden surround. Wood laminate 'Herringbone' flooring. USB plug sockets. Double radiator.

### GROUND FLOOR WC

Modern white suite comprising a pedestal wash hand basin with monobloc chrome mixer tap and tiled splashback. Low flush push button WC. Fully tiled floor.

### KITCHEN WITH INFORMAL DINING

15'5" x 13'0" (4.719 x 3.983)

Fully fitted off white double 'Shaker' style high and low level kitchen units with short chrome handles, contrasting work surfaces and bevelled bricked style splashback tiling. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Display cabinets with low voltage down lighting. Centre island with additional storage and breakfast bar style seating. Integrated appliances to include a four ring induction hob with stainless steel pyramid style overhead extractor fan. A low level combination oven and grill. Low level microwave oven and fridge freezer. Wood laminate flooring. Low voltage down lighting to kitchen area. Two double radiators. Hardware door to side.



## INNER HALL

Access to partially floored loft with drop down ladder. Hot press with insulated cylinder and shelving.

## BEDROOM 1

13'9" x 10'9" (4.192 x 3.277 )

Herringbone style wood laminate flooring. Double radiator. Door to ensuite. Door into:-

## DRESSING ROOM

8'8" x 6'1" (2.665 x 1.858)

Integrated storage. Herringbone style wood laminate flooring. Single radiator.

## ENSUITE

White four piece suite comprising a corner panel bath with chrome mixer tap and mains power shower over. Pedestal wash hand basin with 'Monobloc' chrome mixer tap. Bidet with chrome mixer tap. Low flush WC. European shaver plug sockets. Extractor fan. Eyeball spotlights. Mostly tiled walls and fully tiled floor. Double double radiator.

## BEDROOM 2

11'4" x 12'4" (3.471 x 3.784)

Wood laminate flooring. Single radiator.

## BEDROOM 3

10'1" x 7'9" (3.087 x 2.379)

Single radiator.

## FAMILY BATHROOM

8'5" x 7'1" (2.583 x 2.181)

Cream three piece suite comprising a corner panel bath with stainless steel Victorian style hot and cold taps and water jets. A pedestal wash hand basin with stainless steel Victorian style hot and cold taps. A low flush WC. Extractor fan. Mostly tiled walls and fully tiled floor. Single radiator.

## INTEGRATED GARAGE

16'8" x 11'10" (5.088 x 3.622 )

(At max). Roller door to front and rear. Full electrics and lighting. Plumbed for a washing machine. Electric meter cupboard. Oil fired boiler.

## OUTSIDE REAR

Fully enclosed front side and rear gardens offering exceptional privacy and sun orientation. Mostly paved with well stocked, flower bedding and hedging borders. Two Outside taps and outside sensor lighting. Six foot timber fencing. PVC oil tank Timber Pedestrian gate 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, 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                                   |                         |           |
| (55-68) D                                   |                         | 64        |
| (39-54) E                                   | 49                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| Northern Ireland                            | EU Directive 2002/91/EC |           |



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