

26 Castlewater Avenue, Antrim, County Antrim, BT41 4FW



**PRICE Offers Over
£229,950**



Nestled in this much sought after area of Antrim, 26 Castlewater Avenue presents an exceptional opportunity to acquire a delightful semi-detached house.

This property boasts a well-designed layout, featuring a welcoming reception room that serves as the heart of the home. The living space is enhanced by a contemporary style electric fireplace, creating a warm and inviting atmosphere perfect for family gatherings or quiet evenings.

The kitchen is a true highlight, showcasing beautiful work surfaces complemented by elegant mid grey 'Shaker' style cupboards. This space is not only functional but also aesthetically pleasing, making it ideal for both cooking and entertaining.

The house comprises three generous bedrooms, with the Principal bedroom benefiting from an en-suite shower room, providing a private retreat for relaxation. The additional bedrooms are well-proportioned, offering ample space for family members or guests.

Outside, the property features an enclosed rear garden with superb sun orientation, perfect for enjoying the outdoors, whether it be for gardening, play, or simply unwinding in a tranquil setting.

In summary, 26 Castlewater Avenue is a beautifully presented home that combines modern comforts with a touch of elegance. Its desirable location, spacious living areas, and attractive features make it an ideal choice for families or anyone seeking a peaceful yet stylish residence in Antrim.

Early viewing is strongly recommended.

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FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor W/C
- Living room 16'4 x 11'9 with feature contemporary style electric fireplace / Glazed double doors to;
- Kitchen with informal dining / PVC double glazed 'French' doors to rear
- Full range of mid grey coloured wood effect "Shaker" style high and low level kitchen units / Integrated oven, gas hob, fridge freezer and dishwasher
- Utility with matching mid grey coloured high and low level units / Plumbed for washing machine and space for a tumble dryer / Concealed wall mounted gas boiler
- Three well proportioned bedrooms / Generous principal bedroom with ensuite shower room
- Family bathroom with modern white suite to include panel bath with mixer taps and shower over
- PVC double glazed windows and French doors / Gas fired central heating / Oak internal doors / Security alarm / High energy efficiency
- Tarmac drive to side with space for three cars / Enclosed rear garden with patio area
- Close to local amenities and transport facilities / Superb opportunity for young families and first time buyers alike

ACCOMMODATION

OUTSIDE FRONT

Tarmac drive with space for up to three cars. Neat lawn and well stocked flow bed boarder. Outside lighting. Timber pedestrian gate to the rear.

GROUND FLOOR WC

Mode white suite comprising a corner pedestal wash hand basin with 'Monobloc' chrome mixer tap and decorative tiled splashback. Low flush push button WC. Feature wood panelled walls. Understairs storage cupboard. Extractor fan. Fully tiled flooring. Single radiator.

LOUNGE

11'9" x 16'5" (3.606 x 5.017)

Feature electric contemporary style imitation log burning fire with polished granite hearth and granite surround. Wood laminate flooring. Double radiator. Glass panel double doors to;

KITCHEN WITH INFORMAL DINING

19'0" x 11'10" (at max) (5.813 x 3.624 (at max))

Full range of mid grey 'Shaker' style, high and low level kitchen units with brushed gold handles, complimentary work surfaces and splashback tiling. One and one quarter bowl composite sink unit with golden mixer tap and LED pelmet lighting over. Integrated appliances to include a four ring gas hob with stainless steel pyramid style overhead extractor fan and a low level combination of oven and grill. Integrated fridge freezer and dishwasher. Fully tiled floor. Low voltage down lighting to kitchen area. Feature wood panelled wall to dining area. Double radiator. uPVC double glazed 'French' patio doors to rear.

UTILITY ROOM

Matching range of high and low level kitchen units with brush stainless steel handles and complimentary work surfaces. Space for a washing machine and tumble dryer. Extractor fan. Fully tiled floor. Single radiator.

FIRST FLOOR LANDING

Storage covered with double doors. Access to loft. Single radiator.

BEDROOM 1

13'9" x 11'10" (4.216 x 3.612)

Generous principle bedroom suite with low voltage down lighting and a single radiator.

ENSUITE

Modern white suite comprising a wall to wall shower with fully tiled splashback and glazed folding doors. A wall mounted wash hand basin with 'monobloc' chrome mixer tap and floor to ceiling tiled splashback. Low flush push button WC. Extractor fan. Low voltage down lighting. Single radiator.

BEDROOM 2

10'11" x 10'11" (3.329 x 3.339)

Feature wood panelled wall. Single radiator.

BEDROOM 3

10'11" x 7'10" (at max) (3.336 x 2.390 (at max))

Single radiator.

FAMILY BATHROOM

9'9" x 6'10" (at max) (2.982 x 2.094 (at max))

Modern white suite comprising a panel bath with mains shower over, fully tiled splashback and glazed screen. A wall mounted wash hand basin with floor to ceiling tiled splashback and 'monobloc' chrome mixer tap. Low flush push button WC. Extractor fan. Fully tiled floor. Single radiator.

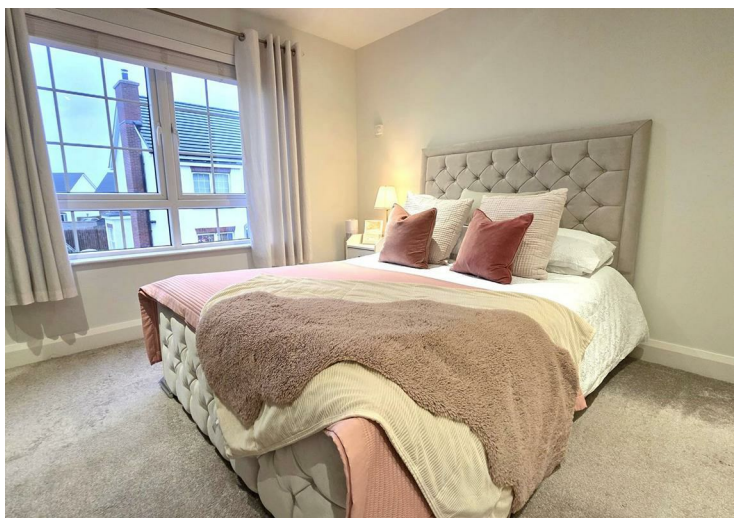
OUTSIDE REAR

Fully enclosed rear garden, offering superb sun orientation. Neat lawn. Paved patio. Outside tap and lighting. Six foot timber fencing and 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 | 83 | 83 |
| (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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