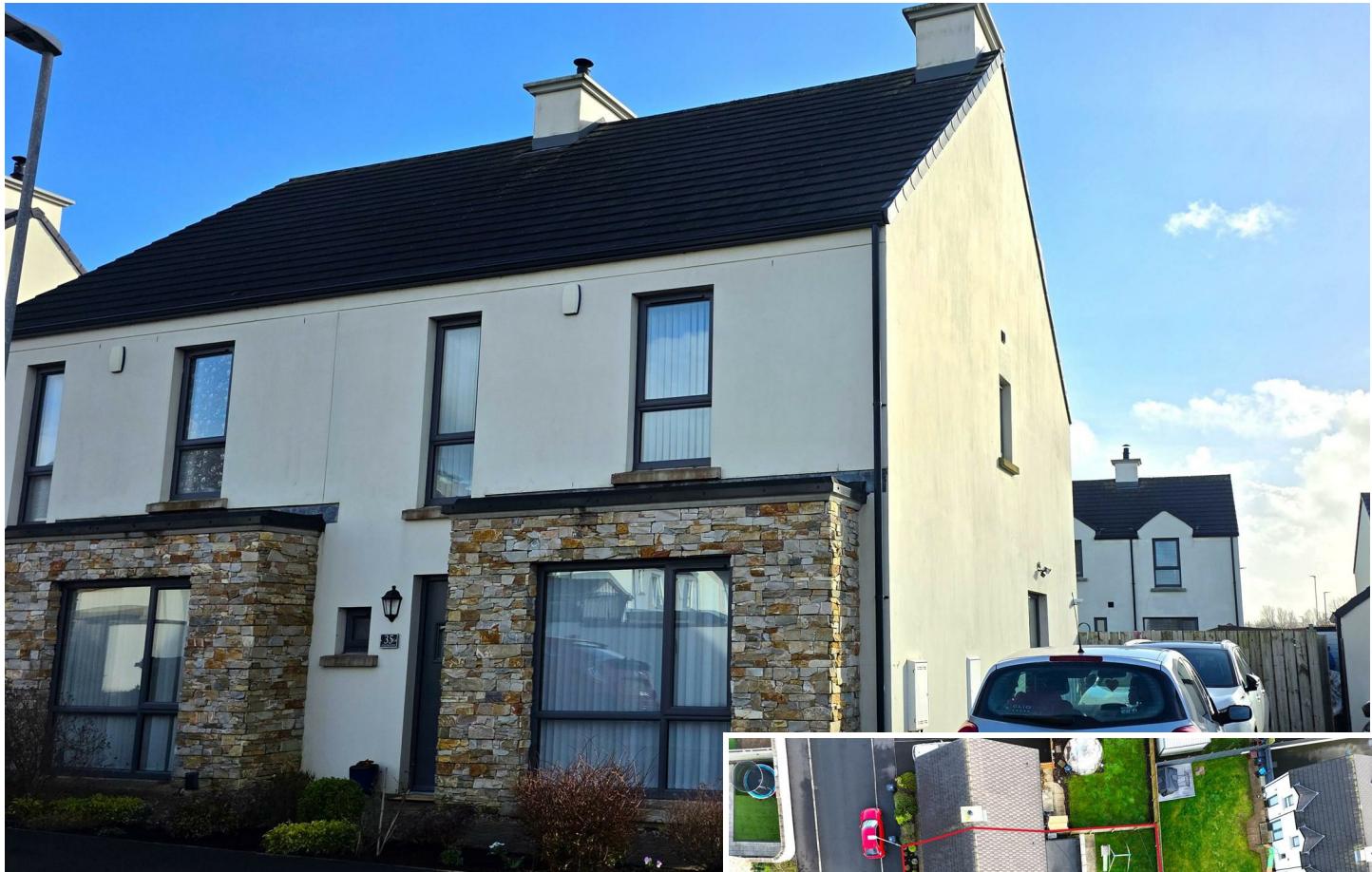


## 35 Oakwood, Antrim, BT41 2FE



### PRICE Offers Over £229,950



This is a superb opportunity for those wishing to purchase a beautifully presented three bed semi detached house in this sought after residential development on the outskirts of Antrim town yet within easy access of all local amenities and transport facilities. Finished to an exceptionally high standard throughout, this stunning property occupies a site with superb sun orientation. With a spacious entrance hall opening to a generous lounge complete with an Inglenook style fireplace and wood burning stove, this property also boasts a large open plan kitchen with informal dining area and adjoining sunroom ensuring that the "hub of the house" is large enough to accommodate. In addition to the spacious kitchen with contemporary style white units and full range of integrated appliances the property also benefits from a utility room together with a large ensuite to the master bedroom making this the ideal family home. The master bedroom with ensuite shower room and luxury bathroom can more than adequately cater for anything the modern family want to throw at them. With three bedrooms and a spacious, fully enclosed low maintenance rear garden, this property will appeal to a wide range of discerning purchasers.

Early viewing strongly recommended.

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BT36 5EU  
Tel: (028) 9083 0803



## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor WC
- Living room 16'9" x 11'5" with "Inglenook" style fireplace and inset glass fronted wood burning stove
- Kitchen with informal dining leading to a sunroom / Full range of white contemporary style kitchen units
- Integrated oven / Gas hob / Fridge freezer / Dishwasher
- Separate Utility with matching kitchen units and space for a washing machine and tumble dryer
- Bright and spacious sunroom with tiled floor and PVC 'French' patio doors to rear
- Three well proportioned bedrooms / Principal with ensuite shower room
- Four piece bathroom with modern white suite to include panel bath and fully tiled shower cubicle
- PVC double glazed windows and French doors / Composite front door / Gas fired central heating
- Tarmac drive to side with off-street parking for two cars / Fully enclosed garden to the rear with superb sun orientation

## ACCOMMODATION

Tarmac drive to side with space for two cars. Mix stone borders. Neat lawn. Pedestrian gate to rear. Outside lighting.

### ENTRANCE HALL

Double glazed composite door to entrance with fully tiled flooring. Alarm keypad. Stairs to first floor with moulded handrail and turned balustrading. Understairs storage cupboard. Single radiator.

### LOUNGE

**16'9" x 11'5" (5.106 x 3.480)**

Feature 'Inglenook' multifuel stove with polished granite hearth. Large picture window. Double radiator.

### GROUND FLOOR WC

Modern white suite comprising a wall mounted wash hand basin with 'monobloc' chrome mixer tap and tiled splashback. Low flush push button w.c. Fully tiled flooring. Single radiator.

### KITCHEN WITH INFORMAL DINING

**14'8" x 11'5" (at max) (4.492 x 3.482 (at max))**

Full range of white contemporary style high in low level kitchen units with contrasting work surfaces and contrasting subway style splashback tiling. Under counter LED lighting. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring gas hob with stainless steel pyramid style overhead extractor fan. Mid level combination oven and grill. Integrated fridge freezer and dishwasher. Low voltage down lighting. Fully tiled flooring. Double radiator. Open to informal dining and square open to;

## SUNROOM

10'6" x 9'11" (3.215 x 3.046)

Fully tiled flooring. Graphite PVC 'French' patio doors to rear. Low voltage down lighting. Double radiator.

## UTILITY ROOM

Range of matching low level kitchen units with contrasting work surface and splashback tiling. Single drainer stainless steel sink unit with chrome mixer tap. Space for washing machine and tumble dryer. Fully tiled flooring. Extractor fan. Single radiator.

## FIRST FLOOR LANDING

Access to partially floored loft with drop down ladder and lighting. Linen cupboard with shelving.



## PRINCIPAL BEDROOM

12'10" x 11'5" (3.915 x 3.496)

Single radiator. Door to;

## ENSUITE

Modern white suite, comprising a large wall to wall shower with fully tiled splashback and partially glazed sliding door. Contemporary, luxury countertop style basin unit with high rise waterfall chrome mixer tap, tiled splashback and storage below. Low flush push button WC. Fully tiled flooring. Low voltage down lighting. Extractor fan. Chrome towel radiator.

## BEDROOM 2

12'1" x 10'5" (3.700 x 3.189)

Single radiator.



## BEDROOM 3

8'3" x 7'6" (2.539 x 2.291)

Single radiator.

## FAMILY BATHROOM

9'1" x 5'11" (2.778 x 1.823)

Modern white, four piece suite comprising a double ended panel bath with feature chrome mixer tap and tiled splashback. A wall to wall enclosed shower with fully tiled splashback and partially glazed door. Contemporary, luxury countertop style basin unit with high rise waterfall chrome mixer tap and tiled splashback. Low flush push button WC. Fully tiled flooring. Low voltage down lighting. Extractor fan. Chrome towel radiator.



## REAR GARDEN

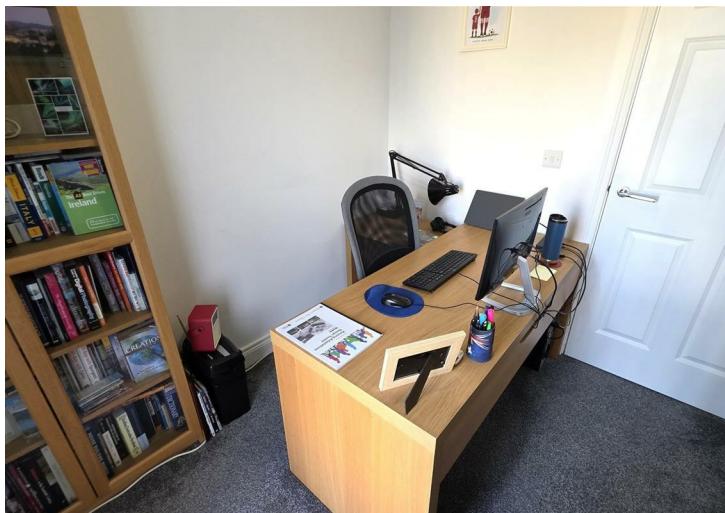
Fully enclosed rear garden, with six foot timber fencing and pedestrian gate to front. Paved patio area. Neat lawns. Outside tap and outside lighting.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

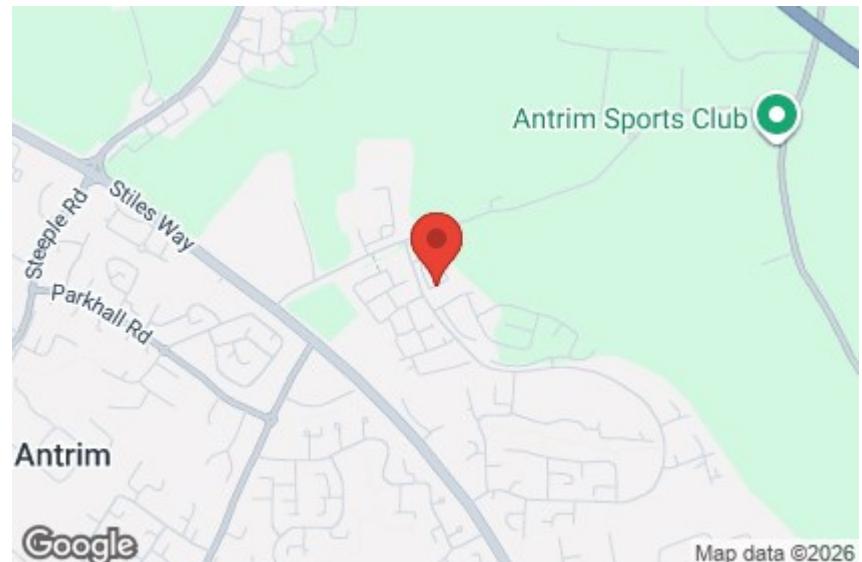
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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