

## 59 Parklands, Antrim, County Antrim, BT41 4NH



### PRICE Offers Over £189,950

This is an excellent opportunity for first time buyers and young families alike to purchase a beautifully presented three bedroom semi-detached chalet style house with excellent sun orientation and generous detached garage located within this popular residential development close to Antrim town centre, Junction

One and most local schools, transport links and amenities.

The property is finished to an exceptionally high standard throughout with a recently installed PVC double glazed windows and external doors together with a luxury bathroom suite to include feature free standing double ended bath and a large off-set quadrant shower cubicle with feature "Z stone" wall tiling.

The property also benefits from contemporary style black high gloss kitchen units with integrated oven and hob together with a hole-in -the-wall fireplace with inset multi solid fuel cast iron stove, ground floor W/C and contemporary style radiators.

Only on full internal inspection can one begin to appreciate the quality of this superb family home. Early viewing strongly recommended.

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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Ground floor W/C
- Living room with feature hole-in-the-wall fireplace and inset cast iron stove / solid wood floor / French doors to;
- Kitchen with informal dining area / Full range of black high gloss units / Integrated oven and hob
- First floor landing
- Three well proportioned bedrooms / Full range of built-in bedroom furniture to master bedroom
- Recently installed modern white four piece bathroom suite to include free-standing bath and off-set quadrant shower cubicle with feature "Z-stone" wall tiling
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits
- Asphalt drive to side with parking for three cars / Detached garage with roller shutter door / Gardens to front and rear / Excellent sun orientation
- Ideal opportunity for First Time Buyers and families alike

## ACCOMMODATION

PVC double glazed entrance door and matching side light to:

### ENTRANCE HALL

Fully tiled floor. Contemporary style radiator. Stair case to first floor with moulded hand rail and turned balustrade. Small under stair storage area.

### GROUND FLOOR WC

Modern white suite comprising push button low flush W/C and "trough" style wash hand basin with feature mixer taps and tiled splash back. Fully tiled floor. Extractor fan. Chrome heated towel rail.

### LIVING ROOM

**17'6 x 12'4 (5.33m x 3.76m)**

(into bay). Hole-in-the-wall style fire place edged in polished granite with inset glass fronted multi solid fuel stove and polished granite hearth and surround. Slate style inner wall lining. Double radiator. Solid wood floor. 8 pane bevelled glass French doors to:

### KITCHEN WITH INFORMAL DINING AREA

**19'1 x 10'1 (5.82m x 3.07m)**

Full range of modern black high gloss high and low level units with short chrome handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit with mixer taps. Integrated four ring halogen hob with pull-out over head extractor fan and low level combination oven and grill. Plumbed for washing machine. Space for fridge freezer. Part tiled walls to work surfaces. Fully tiled floor. Double radiator. PVC double glazed door to side.



## FIRST FLOOR LANDING

Access to loft.

## BEDROOM 1

12' x 10'2 (3.66m x 3.10m)

Full range of grey coloured wood grain effect built in bedroom furniture comprising 1 double wardrobes with part mirrored doors, over head lockers and matching bed head. Complimentary drawer set. Low voltage down lights. Contemporary style radiator.

## BEDROOM 2

14'3 x 8'8 (4.34m x 2.64m)

Dormer window. Low voltage down lights. Contemporary style radiator.

## BEDROOM 3

11'1 x 6'8 (3.38m x 2.03m)

"Velux" double glazed roof light. Contemporary style radiator.

## BATHROOM

10'1 x 6'8 (3.07m x 2.03m)

Modern white suite comprising free standing double ended bath with feature polished chrome water pipes and pencil hand shower attachment. "Geberit" feature wall mounted low flush W/C and contemporary style bowl wash hand basin with free standing mixer taps resting on a wall mounted storage cabinet with pull-out drawer below. Low threshold offset quadrant shower cubicle with thermostatic shower unit to include drench shower head and hand held shower. Feature "Z-stone" stone walling and sliding cubicle doors. Fully tiled walls with "Z-stone" feature wall and grey wood grain effect floor tiling. Low voltage down lights. Extractor fan. Contemporary style radiator.

## OUTSIDE

Garden to front in neat lawn and paved pathway. Asphalt drive way to side with off street parking for 3 cars. Access to:

## DETACHED GARAGE

21 x 11'4 (6.40m x 3.45m)

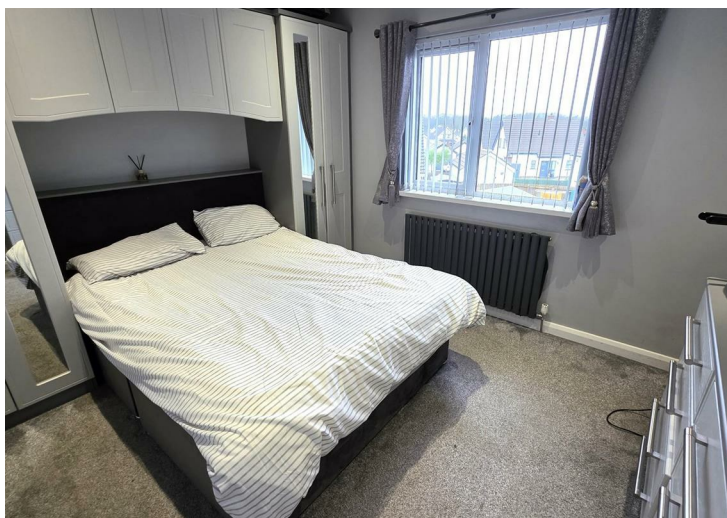
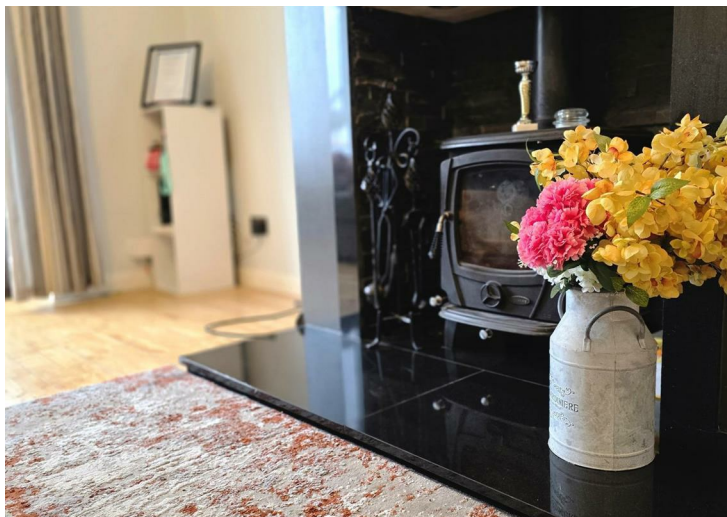
Roller shutter door. Power and light. Oil-fired boiler. PVC service door to side with double glazed port light.

Fully enclosed to rear in pavier brick pathway, raised timber decking and stoned display. PVC oil tank. 6Ft timber fencing. Outside tap.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

Please also be aware, exterior photos where 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		
(55-68) D	68	68
(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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