

## 184 Bush Manor, Antrim, BT41 2UQ



**PRICE Offers Over  
£214,950**



We are delighted to offer for sale 184 Bush Manor, Antrim, a beautifully presented three bedroom detached family home ideally positioned within this highly sought after development. Conveniently located close to local amenities, transport facilities and commuter links, the property also benefits from being within walking distance of Antrim Area Hospital, making it perfectly suited to a wide range of purchasers.

The ground floor accommodation comprises a stunning living room featuring a charming glass fronted multi fuel stove, creating a warm and inviting focal point. A spacious kitchen with informal dining area provides the perfect setting for modern family living and entertaining, while a convenient ground floor WC completes the layout.

To the first floor, the property offers three generous bedrooms, including a well proportioned Principal bedroom with ensuite shower room, alongside a contemporary family bathroom.

Externally, the home benefits from an enclosed rear garden with excellent sun orientation, ideal for relaxing or outdoor dining, and an attractive open aspect to the front. Side by side off street parking for two cars further enhances the practicality of this superb home.

Likely to appeal to the most discerning of purchasers, early viewing is strongly recommended.

**>Sales >New Homes >Commercial >Rentals >Mortgages**



## FEATURES

- Entrance hall with staircase to first floor / Ground floor W/C
- Living room 14'1" x 13'10" with feature glass fronted multifuel stove and engineered flooring
- Kitchen with informal dining area / Full range of high and low level units
- Integrated oven and hob / Space for fridge freezer, washing machine and tumble dryer
- First floor landing
- Three exceptionally well proportioned bedrooms to include Principal with ensuite shower room
- Modern white family bathroom to include panel bath with mains shower over
- PVC double glazed windows / Oil-fired central heating / Open aspect to front
- Recently installed combi oil fired Boiler
- Tarmac drive to front with off-street side by side parking for two cars / Enclosed garden to rear in neat lawn

## ACCOMMODATION

Double glazed hardwood door into:-

### ENTRANCE HALL

Staircase to first floor with moulded handrail and turned balustrading. Understairs storage cupboard. Broad board wood effect textured floor tiling. Single radiator.

### LIVING ROOM

14'1" x 13'10" (4.307 x 4.239 )

(At max). Into bay. Engineered wood laminate flooring. Feature glass fronted multifuel stove with decorative wooden surround and polished granite hearth. Double radiator.

### KITCHEN WITH INFORMAL DINING

17'7" x 10'11" (5.382 x 3.349)

A range of mid grey country style, high and low level kitchen units with contrasting work surfaces and complimentary splashback tiling. Over counter LED lighting. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring halogen hob with stainless steel pyramid style overhead extractor fan. A low level combination oven and grill. Space for fridge freezer, washing machine and tumble dryer. Broad board wood effect and textured floor tiling. Double radiator. PVC double glazed door with sidelight to rear.

### GROUND FLOOR W.C

Modern white suite comprising a low flush push button WC and a pedestal wash hand basin with chrome mixer taps and tiled splashback. Broad board wood effect and textured floor tiling. Feature wood panelled wall. Single radiator.

## FIRST FLOOR

### LANDING

Access to loft.

### PRINCIPAL BEDROOM

11'5" x 10'0" (3.491 x 3.062 )

Single radiator.

### ENSUITE

Modern white suite comprising a low flush push button WC. Pedestal wash hand basin with chrome hot and cold taps. Wall to wall enclosed shower with partially glazed folding door. PVC wall panelling. Wood laminate flooring. Extractor fan. Single radiator.

### BEDROOM 2

10'3" x 11'4" (3.145 x 3.479)

Single radiator.

### BEDROOM 3

9'10" x 9'8" (3.015 x 2.966)

Custom integrated storage with clothing rails, inset shelving and mirrored sliding doors. Single radiator.

### FAMILY BATHROOM

9'2" x 9'7" (2.818 x 2.939 )

(At max). Modern white suite comprising a panel bath with feature chrome mixer tap, mains shower over, partially glazed screen and PVC panelled splashback. Pedestal wash hand basin with 'Monobloc' chrome mixer tap and PVC splashback. Low flush push button WC. Integrated over stairs linen cupboard. Extractor fan. Engineered flooring. Double radiator.

### OUTSIDE

Fully enclosed rear garden with six foot timber fencing and pedestrian gate to front. Neat lawn with well stocked flower bedding borders. Recently fitted combi oil-fired boiler. Outside tap and lighting.

To the front an a side by side drive with space for two cars. Outside sensor 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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