

## 10 Greenvale Manor Mews, Antrim, County Antrim, BT41 1SS



### PRICE Offers Over £144,950

We are delighted to present for sale 10 Greenvale Manor Mews, a deceptively spacious and exceptionally well presented two bedroom end townhouse ideally situated within this highly convenient location just minutes from Antrim town centre. Enjoying close proximity to local schools, shops and excellent transport links, this superb home offers both comfort and convenience in equal measure.

The accommodation comprises a generous living room filled with natural light, a beautifully appointed 'Shaker' style kitchen offering both style and practicality, and a modern white bathroom suite finished to a high standard. To the first floor are two well proportioned bedrooms, each thoughtfully presented to create bright and welcoming spaces. Perfectly suited to first time buyers, downsizers or investors alike, this impressive home is likely to appeal to even the most discerning of purchasers. Early viewing is strongly recommended to fully appreciate all that this superb property has to offer.

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## FEATURES

- Entrance porch with glazed door to;
- Living room with feature fireplace and staircase to first floor
- Kitchen with informal dining area / Sun annex with PVC double glazed French doors to rear
- Full range of Shaker style high and low level units
- Space for cooker / Space for slim line dish washer / Plumbed for washing machine.
- Two well proportioned bedrooms to first floor
- Bathroom with modern white suite to include shower over bath
- PVC double glazed windows and external doors / Oil-fired central heating
- Tarmac drive with side by side parking for two cars / Access to fully paved garden to rear
- Ideal purchase for buy to let investors / first time buyers alike

## ACCOMMODATION

Tarmac drive to front with side by side parking for two cars. Outside lighting. PVC double glazed entrance door to:

### PORCH

Fully tiled flooring. Glass panel door;

### LIVING ROOM

**14'6 x 12'7 (4.42m x 3.84m)**

Fireplace with slate inset, chunky wood effect surround. Tiled hearth. Wood laminate floor. Two x Double radiators. Staircase to first floor. Under stair storage.

### KITCHEN WITH INFORMAL DINING AREA

**15'7 x 13'2 (4.75m x 4.01m)**

Full range of shaded white high and low level kitchen units with complimentary work services and splashback tiling. single drainer stainless steel sink unit with chrome mixer tap. Over counter lighting. Integrated fridge freezer. Space for cooker, with hooded overhead extractor fan. Space for washing machine and slimline dishwasher. Wood laminate flooring. Low voltage down lighting. Double radiator. Sun Annex with PVC double glazed door with sidelights to rear.

## FIRST FLOOR LANDING

Hot press with insulated copper cylinder. Access to roof space.

## BEDROOM 1

11'7 x 15'6 (3.53m x 4.72m)

(widest points) Double radiator.

## BEDROOM 2

12'7 x 8'5 (3.84m x 2.57m)

Single radiator.

## BATHROOM

Modern white suite comprising a panel bath with feature chrome mixer tap, 'Mira' electric shower over and partially glazed screen. Wash hand basin with 'monobloc' chrome mixer tap, storage below and led backlight mirror with storage over. Low flush WC. Fully tiled floors and walls. Low voltage down lighting. Extractor fan. Chrome towel radiator.

## EXTERNAL

Fully enclosed and fully paved rear garden with excellent sun orientation. Six foot timber, fencing and pedestrian gate to front. Outside tap and outside lighting.

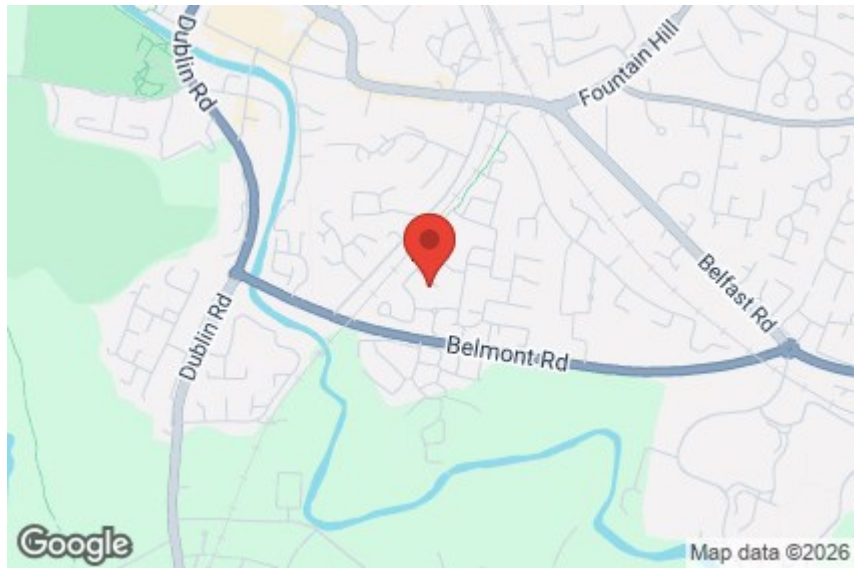
## IMPOTANT NOTE TO ALL POTENTIAL PURCHASERS;

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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>	EU Directive 2002/91/EC		



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