

5 Ashville Park, Antrim, BT41 1HH



PRICE Offers Over £265,000

This is an incredibly rare opportunity to purchase a well presented four bedroom detached property with kitchen extension occupying a very generous site in this sought after exclusive development just off the Greystone Road and close to all local amenities and transport facilities. Although slightly dated in places, the property offers an excellent opportunity for those wishing to create a generous family home on a large, mature site with plenty of scope to extend and improve. With the property already benefiting from a kitchen extension and the addition of a ground floor wetroom style shower room adjacent to integral garage, there is an ideal opportunity to convert the garage to an additional ground floor bedroom (subject to necessary approvals) making this the perfect multi-generational home.

Outside, the property benefits from a spacious tarmac driveway with substantial parking for up to six cars complete with integral garage and separate detached garage and adjoining greenhouses to side and rear. With generous gardens to front, side and rear in neat lawn together with vegetable patch, greenhouse and mature hedging, this property offers superb privacy and excellent sun orientation.

Early viewing strongly recommended.

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Ballyclare
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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Spacious entrance hall with staircase to first floor / Glazed door to;
- Lounge 15'5 x 11'3 with feature fire surround and stainless steel inset electric fire
- Living room with informal dining area 20'8 x 13'4 incorporating original kitchen units / PVC double glazed French doors to rear and glazed French doors to;
- Kitchen Extension with full range of mid oak effect high and low level units / Integrated double oven and hob / Feature corner window overlooking side and rear gardens
- Inner Hall with access to ground floor wetroom style shower room with W/C / Access to integral garage that may be suitable for conversion (subject to necessary approvals)
- First floor landing with access to loft
- Four well proportioned bedrooms (three with built-in wardrobes and two without radiators)
- Bathroom with coloured suite to include panel bath and low flush W/C
- Mixture of hardwood double glazed and PVC double glazed windows and external doors / Oil-fired central heating
- Large site with generous gardens to front, side and rear / Integral and detached garages

ACCOMMODATION

Covered entrance area with tiled step. Hard wood double glazed entrance door and sidelights to:

ENTRANCE HALL

Staircase to first floor with mahogany handrail. Recessed lighting. Gable side window. Single radiator. 8 pane bevelled glass door to:

LOUNGE

15'5 x 11'3 (4.70m x 3.43m)

Mahogany fire surround with tiled inset and hearth. Stainless steel inset electric fire with decorative pebbles. Twin wall light points. Double radiator.

LIVING ROOM

20'8 x 13'4 (6.30m x 4.06m)

Range of feature wooden high and low level units with leaded glass displays and open shelving. Contrasting work surfaces. Wall light points. Mahogany effect PVC double glazed French doors to rear. Hard wood double glazed window to rear. 5 pane glazed door with access to under stair storage. Double radiator. Mahogany 8 pane bevelled glass French doors to:

KITCHEN EXTENSION

13'0x 7'6 (3.96mx 2.29m)

Full range of mid oak effect high and low level units with open shelving and contrasting work surfaces. Single drainer stainless steel sink unit and mixer taps. Four ring halogen hob with mid level double oven. Part tiled walls to work surfaces. Space for fridge freezer. Hard wood part double glazed door to rear and feature hard wood double glazed corner window over looking the garden.

INNER HALL

Fully tiled floor. Access to loft.

GROUND FLOOR SHOWER ROOM

6'9 x 5'1 (2.06m x 1.55m)

Modern white suite comprising push button low flush WC and pedestal wash hand basin with "monobloc" mixer taps. Easy access shower area with thermostatic shower unit. Wet room anti slip flooring and gully. Low level folding shower doors. Extractor fan. PVC panelled walls.

INTEGRAL GARAGE

18'4 x 11'0 (5.59m x 3.35m)

Two mahogany effect PVC double glazed windows to the front. Up and over door to gable end. Power and light. Plumbed for washing machine. Oil fired boiler with pressurized water bubble. Access to loft with roof light.

FIRST FLOOR LANDING

Access to loft. Hot press with insulated copper cylinder and immersion heater. Shelving.

BEDROOM 1

11'4 x 10'1 (3.45m x 3.07m)

into built-in wardrobes. Wall light point. Single radiator.

BEDROOM 2

10'2 x 8'2 (3.10m x 2.49m)

into built-in wardrobes with louvered doors plus vanity area with inset olive green sink unit and louvered doors to storage below and locker above. (no radiator)

BEDROOM 3

10'2 x 10'0 (3.10m x 3.05m)

into built-in wardrobes with over head lockers and bed recess. Door to built-in storage. Single radiator.

BEDROOM 4

10'3 x 6'10 (3.12m x 2.08m)

(no radiator)

BATHROOM

7'10 x 5'6 (2.39m x 1.68m)

Powder blue coloured suite comprising panelled bath with feature taps, low flush W/C and wash hand basin in vanity unit in arched recess with storage below. Part tiled walls. Mirrored glass tiling to back of wash hand basin. Polished chrome heated towel radiator.

OUTSIDE

Tarmac drive to front and side with parking for 6 plus cars. Garden in neat lawn and low level hedging. Well stocked borders.

DETACHED GARAGE

20'2 x 11'11 (6.15m x 3.63m)

Up and over door. Service door to side.

Extended gardens to side and rear in neat lawn, paved patio and pathways. Full range of shrubs and trees. PVC oil tank.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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