

## 212 Brantwood Gardens, Antrim, BT41 1HT



### PRICE Offers Over £299,950

This is an exceptionally rare opportunity to purchase a well presented spacious four bedroom detached house with conservatory and detached garage occupying a prominent position in this sought after residential development close to Antrim town centre and all local amenities and transport facilities. Finished to an exceptionally high standard throughout the property benefits from a recently installed kitchen with contrasting worktops, a separate utility, a walk in pantry and a ground floor home office / bedroom, together with a modern luxurious white bathroom suite comprising a panel bath and large separate shower cubicle.

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

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## FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Lounge with feature fireplace with back boiler
- Kitchen with informal dining area 11'9" x 10'10" / Full range of mid grey coloured "Shaker" style high and low level units
- Separate utility with a range of 'Shaker' style high and low level units with space for washing machine and fridge freezer
- Converted integrated garage with walk in pantry and home office
- Conservatory with white PVC double glazed windows and French doors / Solid wood flooring
- Four well proportioned bedrooms / Master with integrated storage
- Bathroom with luxury white suite to include panel bath, large enclosed shower cubicle, wash hand basin and low flush W/C / Fully tiled floor
- Oak effect PVC double glazed windows and French doors / Oil-fired central heating / Security alarm system
- Brick Pavia drive with off-street parking for three cars / Access to detached garage / Beautifully landscaped gardens to front and rear

## ACCOMMODATION

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Brick Pavia driveway with parking for up to 5 cars. Well stocked mature flower bed. Outside light. Pedestrian gate to rear. Entrance door with side lights to:

### ENTRANCE PORCH

Wood laminate flooring with fully tiled floor. Two panel door with side lights to:

### ENTRANCE HALL

Stair case to first floor with hand rail. Single radiator. Under stair storage cupboard.

### GROUND FLOOR WC

Modern white suite comprising pedestal wash hand basin with chrome mixer taps. Low flush push button WC. Fully tiled floor and partially tiled walls. Single radiator.

### LOUNGE

**16'6" x 12'7" (5.051 x 3.852)**

Feature fire place with cast iron inset, tiled hearth and wooden surround and dual heating system back boiler which heats radiators and water. Double radiator.

### KITCHEN INTO INFORMAL DINING

**11'9" x 10'10" (3.595 x 3.320)**

Fully fitted range of mid grey "Shaker" style kitchen units with contrasting work tops. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated dish washer. Space for cooker with part glass par stainless steel over head extractor fan and glass splash back. Fully tiled floor. USB plug sockets. Double radiator.

## UTILITY

9'5" x 5'9" (2.872 x 1.757)

Oak effect "Shaker" style high and low kitchen units with contrasting work tops and tiled splash back. Single drainer stainless steel sink unit with chrome mixer taps. Space for fridge freezer and washing machine. Fully tiled floor. Single radiator. PVC wood effect door to rear.

## WALK IN PANTRY

1.942 X 1.838

With shelved storage. Space for tumble dryer and oil boiler. Access to partially floored loft with lighting.

## HOME OFFICE / GROUND FLOOR BEDROOM

10'5" x 9'6" (3.200 x 2.902)

Four double sockets. Double radiator.

## DINING ROOM

11'3" x 10'5" (3.430 x 3.183)

Solid oak flooring. Double radiator. Double glazed PVC sliding door to:

## CONSERVATORY

13'5" x 11'5" (4.092 x 3.493)

Solid oak flooring. TV points. Two double radiators. Double glazed 'French' PVC doors to the rear

## FIRST FLOOR LANDING

Access to partially floored loft with lighting and drop down ladder. Hot press with insulated copper cylinder and shelved storage.

## BATHROOM

9'3" x 8'3" (2.838 x 2.524)

Luxury modern white four piece suite comprising panelled bath with "Aqualissa" power shower over and partially glazed screen, chrome mixer tap with shower attachment. Large enclosed shower unit with "Mira" sport thermostatic shower and glazed sliding doors. Pedestal wash hand basin with chrome mixer tap. Low flush push button WC. Fully tiled walls and industrial style chrome radiator. Low voltage down lights. Immersion heater. Concealed extractor fan.

## BEDROOM 1

9'3" x 7'10" (2.82m x 2.41)

Single radiator.

## BEDROOM 2

10'6" x 7'10" (3.225 x 2.407)

Single radiator.

## PRINCIPAL BEDROOM

11'9" x 9'4" (3.601 x 2.852)

Large integrated storage cupboard. Double radiator.

## BEDROOM 4

7'7" x 10'7" (2.317 x 3.233)

Single radiator.

## GARAGE

22'9" x 11'6" (6.952 x 3.520)

Manual roller door. Full electrics and lighting. Water tap. PVC door to side.

## OUTSIDE REAR

Fully landscaped enclosed rear garden with mixed stone pathway to garage. Beautifully neat lawn and large raised patio. Well stocked flower beds. Mixed stone bordering. Concealed PVC oil tank. Black iron gate to side. Outside tap and power point.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

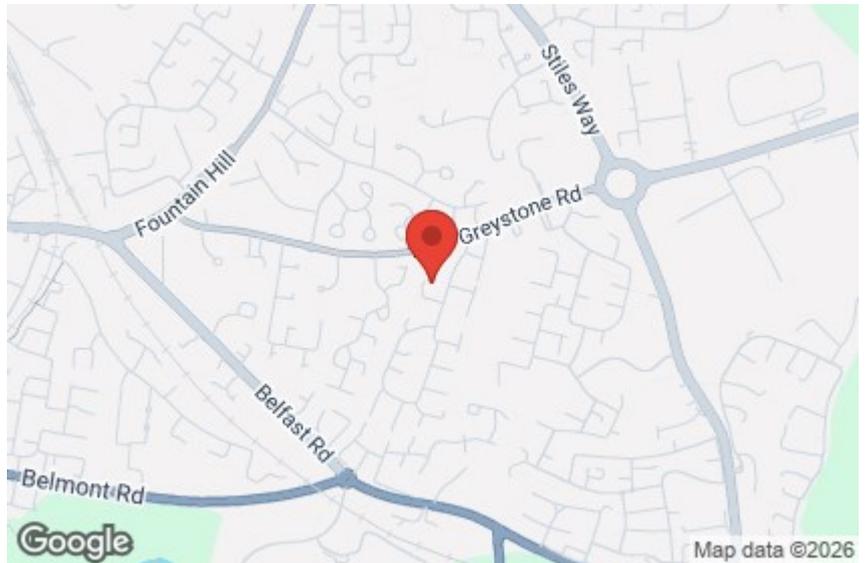
Please note, none of the services or appliances have been tested at this property. Please also be aware that external photographs were taken at an earlier date.





### 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>		
(55-68) <b>D</b>	<b>60</b>	<b>64</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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