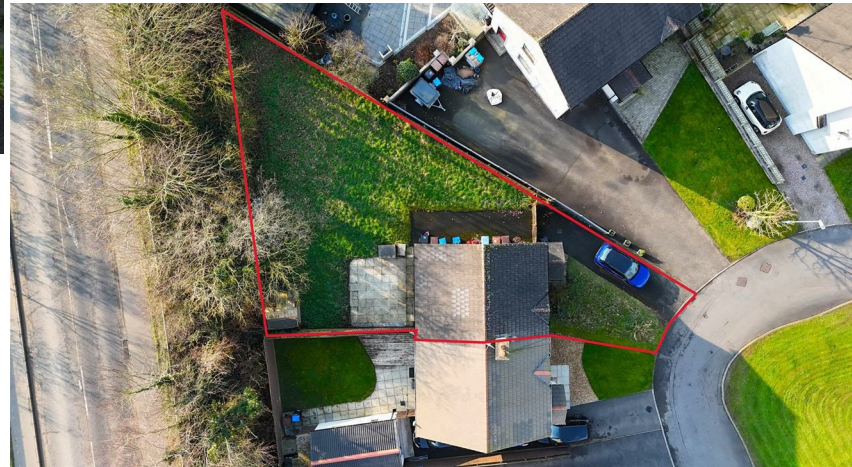


## 39 Greenvale Manor Gardens, Antrim, BT41 1SA



**PRICE Offers Over  
£179,950**



We are delighted to offer this well appointed three bedroom semi-detached house on a large corner site with substantial rear garden offering superb sun orientation. This is a rare opportunity to purchase a deceptively spacious three bedroom semi-detached house occupying one of the largest sites in this most sought after development on the outskirts of Antrim town. The property offers generous family accommodation with the benefit of a large site with excellent sun orientation and open aspect to rear together with an outlook onto open green area at the front. Ideal opportunity for first time buyers and young families alike, early viewing is strongly recommended.

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

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



## FEATURES

- Spacious entrance hall with wood laminate floor
- Livingroom with feature open fire
- Kitchen with informal dining area / Sliding patio doors to rear
- Full range of cream high and low level units / Integrated oven and hob
- Three generous bedrooms
- Bathroom with modern white suite to include fully tiled corner shower cubicle
- PVC double glazed windows / Oil-fired central heating / Security alarm system
- Tarmac drive to side with substantial parking / Enclosed parking and space for garage
- Large corner site with substantial rear garden offering excellent sun orientation
- Excellent opportunity for first time buyers and families alike

## ACCOMMODATION

### HARDWOOD 6 PANEL DOOR TO;

#### ENTRANCE HALL

Staircase to first floor with moulded handrail and turned balustrading . Wood laminate flooring. Under stair storage. Single radiator.

#### LIVING ROOM

**15'11" x 11'8" (4.85 x 3.56)**

Open fire with decorative wooden surround and ornate part polished cast iron inset. Slate tiled hearth . Wood laminate floor. Double radiator.

#### KITCHEN WITH INFORMAL DINING

**18'8" x 11'9" (5.69 x 3.58)**

(max) Full range of cream high and low level units with decorative handles, contrasting work surfaces and recently installed tiled splashback. 1 1/2 bowl single drainer stainless steel sink unit . Integrated 4 ring halogen hob with stainless steel pyramid style over head extractor fan. Low level combination oven and grill . Space for fridge freezer, washing machine and dryer. Fully tiled floor to kitchen area. Wood laminate floor to dining area. Single radiator. Double glazed sliding patio doors to rear. Hardwood part double glazed door to rear.

## FIRST FLOOR LANDING

Access to loft

### BEDROOM 1

13'9" x 10'2" (4.19 x 3.10)

Wood laminate flooring. Single radiator.

### BEDROOM 2

11'5" x 10'6" (3.48 x 3.20)

Wood laminate flooring. Single radiator.

### BEDROOM 3

8'2" x 7'10" (2.49 x 2.39)

(max) Over stair storage cupboard. Wood laminate flooring. Single radiator.

## FAMILY BATHROOM

Modern white suite comprising panel bath, low flush W/C and pedestal wash hand basin. Fully tiled corner quadrant shower cubicle with 'Essentials' electric shower unit. Sliding cubicle doors. Extractor fan. Half tiled walls with decorative borders. Hot press with insulated copper cylinder and Willis type immersion heater Shelving above.

## OUTSIDE

Gardens to front in neat lawn and paved pathway. Tarmac drive to side with parking for 2 cars. Timber double entrance gates with additional tarmac parking for 2 cars. Space for garage. Substantial garden to rear in lawn with 6ft timber fencing. Paved patio area. Brick built oil-fired boiler house. PVC tank. Outside tap and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

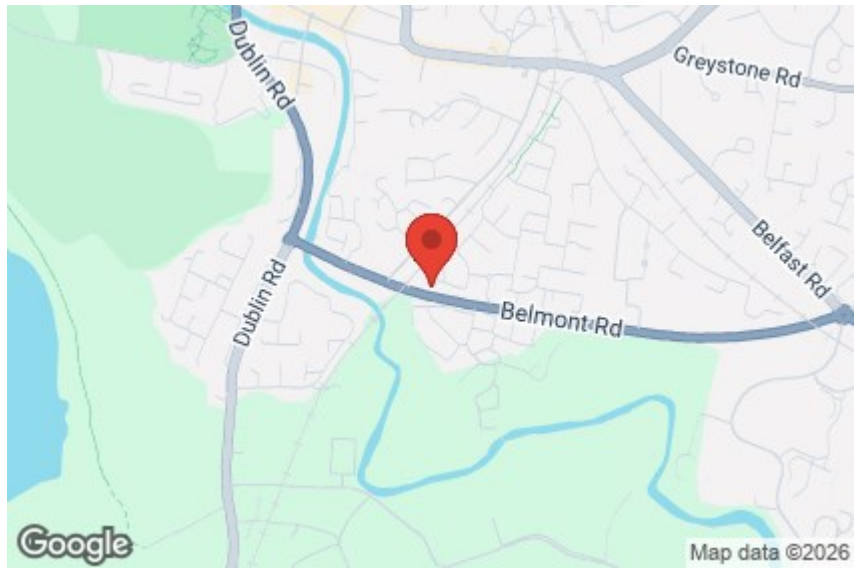
Please note, none of the services or appliances have been tested at this property.

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>			
(55-68) <b>D</b>		<b>60</b>	<b>73</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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